



# 46A WELLINGTON PARK AVENUE, MAGHABERRY, BT67 0UG

- A Most Outstanding And Exceptionally Well Presented Detached Property Situated Within This Ever Popular Residential Development In Close Proximity To Local Amenities
- Entrance Hall With Panelled Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Spacious Lounge With Laminated Timber Floor
- Luxury Kitchen/Dining/Living Area With Integrated Appliances
- Three Bedrooms (One With Shower Room En Suite And Built In Robes)
- Luxury Bathroom With White Suite Including Freestanding Bathtub And Chrome Finish Heated Towel Rail

**PRICE: OFFERS IN THE REGION OF £244,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C74**

**REF: DLI80325SR**

- Front Garden Laid In Lawn With Paved Path To Entrance Door
- Enclosed Rear Courtyard Style Garden Laid In Artificial Grass With Paved Patio Area
- Tarmac Driveway And Lawn Area To Side
- Detached Garage With Roller Shutter Door And Adjoining Utility Area
- Oil Fired Central Heating System / Alarm System
- PVC Double Glazed Windows



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Panelled entrance door with double glazed side panels. Tiled floor. Storage under stairs.



### CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Tiled floor.



### LOUNGE:

**16' 10" x 12' 1" (5.13m x 3.69m)**

Brick inset with tiled hearth and wood effect mantle. Laminated timber floor.

## LUXURY KITCHEN/DINING/LIVING AREA WITH INTEGRATED APPLIANCES:

**26' 3" x 10' 1" (8.01m x 3.08m)**

Range of high and low level units. Starlight white quartz effect work tops. Two integrated Hotpoint ovens. Integrated Neff hob. Integrated dishwasher. Double bowl Belfast sink with swan neck mixer tap. Plumbed for American fridge freezer. Extractor unit in stainless steel canopy. Tiled floor. Recessed spotlights. PVC double glazed double doors to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

13' 1" x 10' 1" (4.00m x 3.08m)

Measurements taken to widest points and to include built in robes.



### SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Chrome finish heated towel rail.



### BEDROOM (2):

11' 10" x 9' 1" (3.61m x 2.78m)

Measurements taken to widest points and to include built in storage. Laminated timber floor.



### BEDROOM (3):

9' 4" x 8' 11" (2.84m x 2.73m)

### LUXURY BATHROOM:

White suite. Freestanding bathtub with centre mount mixer tap and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Chrome finish heated towel rail. Separate hotpress on landing.



### OUTSIDE

Front garden laid in lawn. Paved path to entrance door. Flowerbeds. Tarmac driveway to side with lawn area. Enclosed rear courtyard style garden laid in artificial grass with paved patio area. Outside tap and light. PVC oil storage tank.



### DETACHED GARAGE:

17' 10" x 10' 1" (5.43m x 3.07m)

Roller shutter door. Light and power. Oil fired boiler. PVC panelled entrance door.

### ADJOINING UTILITY AREA:

10' 1" x 6' 2" (3.07m x 1.87m)

Built in units. Wood strip effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. PVC double glazed entrance door.



## TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2024 to March 2025 £1,131.00

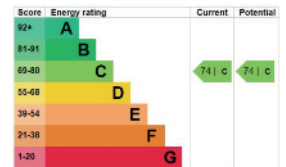
## DIRECTIONS

From Maghaberry Road turn into Wellington Park Avenue. Follow the road to the roundabout. Continue around the roundabout. Number 46a is on the left.

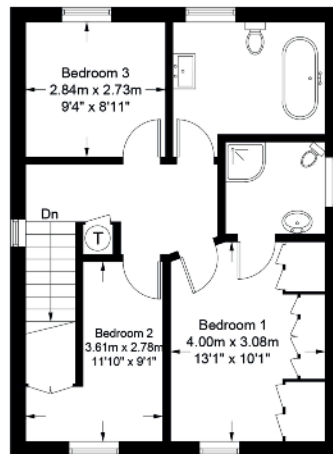
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



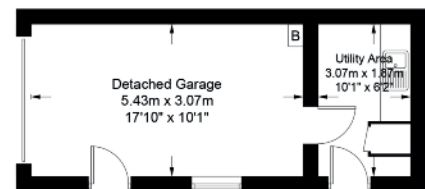
46A Wellington Park Avenue



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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