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2 Portland House

13 Wellington Park
BT9 6DJ

Offers Over £247,500

2 PORTLAND HOUSE, 13 WELLINGTON PARK, BT9 6DJ

- **Superb Ground Floor Apartment in a Prestigious and Sought After South Belfast Location**
- **Own Front Door Access**
- **Spacious Lounge with Dining Area**
- **Open Plan Fitted Kitchen with Appliances**
- **2 Double Bedrooms, including Master with Ensuite Shower Room**
- **Bathroom with White Suite**
- **Gas Central Heating/Double Glazed Windows**
- **Extremely Well Presented Throughout**
- **Allocated Parking Space / Enclosed Rear Patio Area**
- **Convenient to a Range of Local Amenities**

This spacious and well-presented ground floor apartment is ideally located on Wellington Park and convenient to both Malone and Lisburn Roads, number 13 Wellington Park was completely renovated and transformed into elegant apartments only a few years ago.

Unusually for an apartment the property has its own front door access as well as access via the communal hallway and the property boasts modern living with bright and neutral decoration throughout, leaving nothing for a future purchaser to do but move in and put their own stamp on the property.

The accommodation offers stylish open plan living/ dining/ kitchen, two double bedrooms, master with ensuite shower room, and modern bathroom. There is a private sheltered sitting area to the rear and one allocated parking space for the apartment. There is further benefits of gas fired central heating and double glazing adding to a high energy efficiency rating.

Wellington Park is an attractive tree lined avenue in a desirable location set in the heart of South Belfast. Located between the ever popular Lisburn & Malone Roads, and within close proximity to many amenities the area offers including Queens University, City Hospital and also in easy reach of Belfast city centre. All the shops, cafes, restaurants and bars of the bustling Lisburn Road are all within walking distance. There are also an array of leisure options nearby including Botanic Gardens, Lagan Towpath, Belfast Boat Club, Queens PEC and prestigious golf clubs. Access to motorway, bus and train routes will add value to those seeking an easy commute.

Viewing is recommended to appreciate the superb location and modern accommodation on offer.







PROPERTY COMPRISES

Communal front door to communal entrance hall, front door to..

ENTRANCE HALL Utility cupboard with gas fired boiler and plumbed for washing machine

LOUNGE WITH DINING AREA Bay window, cornice ceiling, low voltage spots, external access, open plan to..

KITCHEN Range of high and low level units, Granite work surfaces with matching splash back, 1.5 bowl single drainer stainless steel sink unit with Granite drainer, integrated fridge freezer, integrated dishwasher, Smeg 4 ring hob with matching electric oven under and matching Granite splashback and extractor fan, engineered herring bone floor

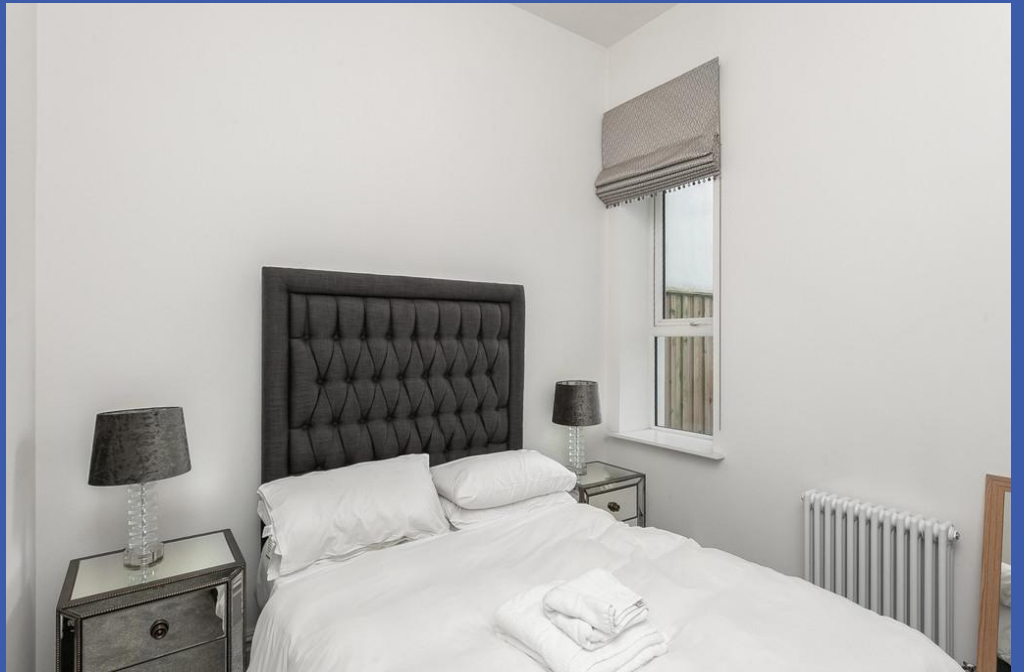
BEDROOM 20' 7" x 9' 9" (6.27m x 2.97m) Extensive range of built in furniture to include robes, storage, bedside tables and drawers

BEDROOM 10' 7" x 9' 6" (3.23m x 2.9m)

BATHROOM White suite comprising wood panelled bath with rainwater shower and splash tiling, vanity unit with storage, low flush wc, part wood panelled walls, extractor fan, tiled floor

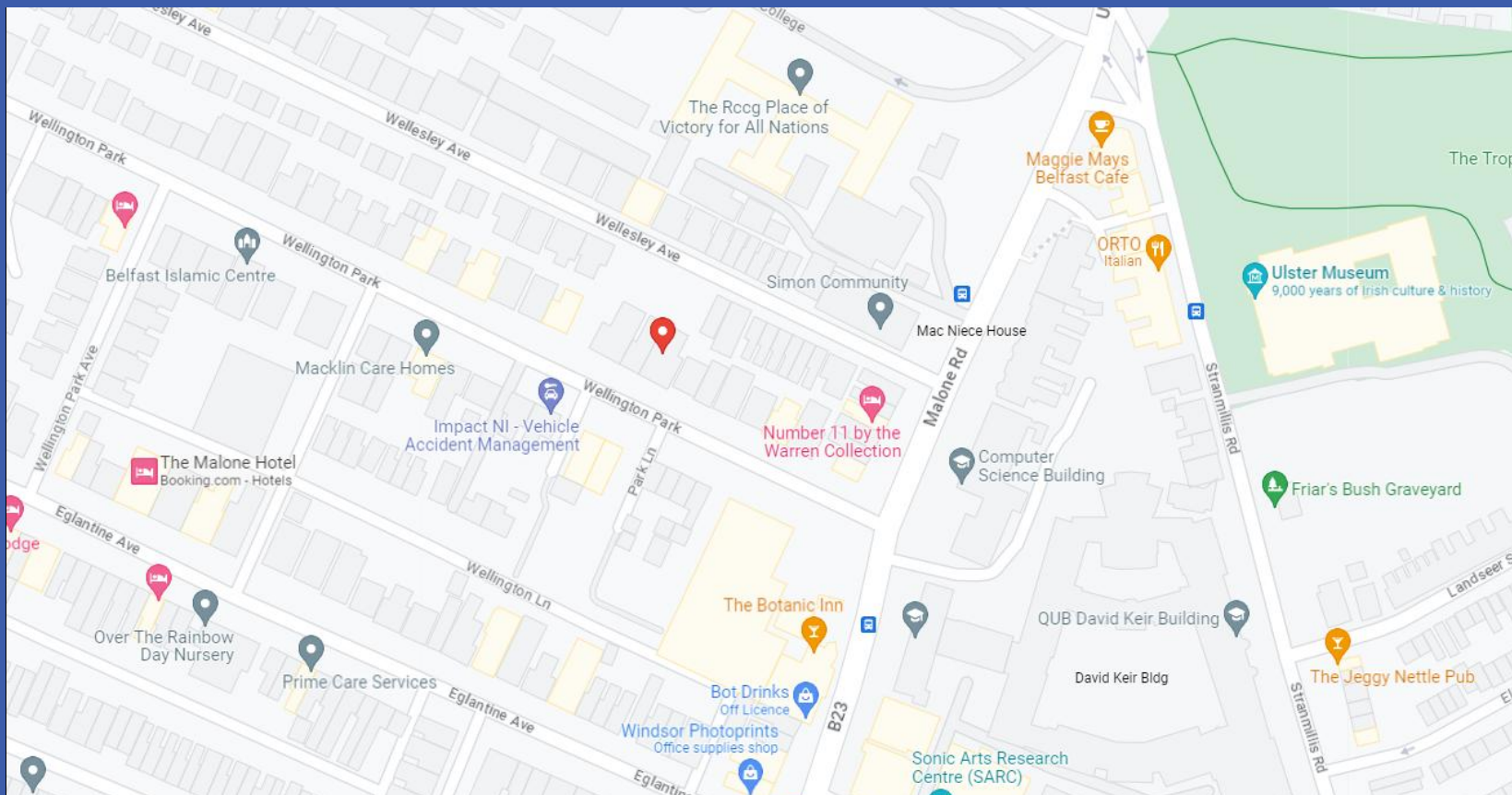
OUTSIDE Allocated parking space to front, enclosed and private rear garden area in artificial grass with boundary fence



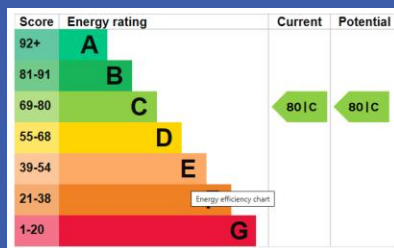




This plan is for illustrative purposes only, and should not be relied upon.
 Plan produced using PlanUp.



Directions:
Coming out of Belfast on Malone Road, turn right on to Wellington Park just before Eglantine Avenue



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