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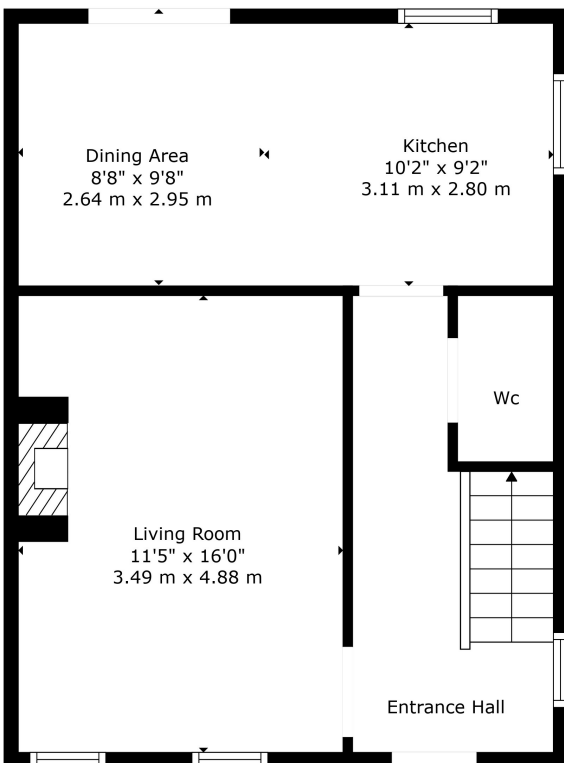
**45 WELLINGTON PARK ROAD**  
Maghaberry BT67 0XQ

Offers around  
**£195,000**

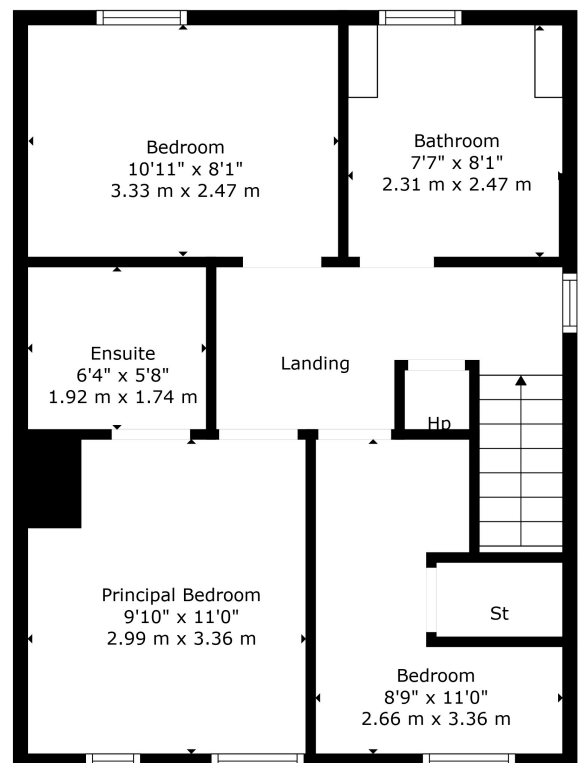








Floor 1



Floor 2

**TOTAL: 962 sq. ft, 90 m2**  
 FLOOR 1: 481 sq. ft, 45 m2, FLOOR 2: 481 sq. ft, 45 m2

Sizes And Dimensions Are Approximate. Actual May Vary.



## Description

A beautifully presented semi detached home with a pretty stone facade, forming part of the popular Wellington Parks development. This property is convenient to the local amenities of Maghaberry including Maghaberry Primary School and excellent road networks to Moira, Lisburn and the M1 to Belfast.

The property has a homely country feel, complementing the stone finish and quaint thatched porch. Offering a bright drawing room with wood burning stove, kitchen & dining area with access to the garden, together with fresh interiors make for the perfect walk in home to enjoy. Viewing a must!

## Features

- Stunning semi detached home with a pretty stone facade and a thatched porch
- Three spacious bedrooms, master with an en suite shower room
- Bright entrance hall with spindled staircase to the first floor landing
- Downstairs cloak room with WC and wash hand basin
- Generous Drawing room with a feature cast iron stove and beam mantle
- Well fitted kitchen with ample high and low level units, built in appliances and open plan to the dining area with access to the rear garden
- Contemporary style bathroom on the first floor with a bath, WC, feature vanity sink and a separate shower
- PVC double glazed windows
- White internal cottage style doors
- Oil fired central heating
- Brick paved driveway with parking for two cars and pedestrian gate to the rear garden
- South facing rear garden in lawn with generous patio area and shed



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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