



**Tastefully Decorated Four Bedroom House  
Offering Excellent Family Accommodation  
Luxury Kitchen With Granite Work Surfaces  
Enclosed Rear Garden With Detached Garage**



**33 Wellington Park Mews, Maghaberry, Co Armagh BT67 0UQ**

- Entrance hall with attractive flooring
- Lounge with fireplace
- Family room with ornamental fireplace
- 'Farrow & Ball' green painted kitchen
- Utility room and w.c
- Dining room
- Sun room
- Four bedrooms (master with en-suite)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Enclosed rear garden
- Garage with roller door

**PRICE GUIDE £295,000**

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





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#### Entrance Hall

20' 0" x 6' 10" (6.10m x 2.08m) Panelled front door, ½ wood panelled walls, herringbone luxury vinyl tiled floor, under-stairs storage cupboard, cloaks cupboard

#### Lounge

16' 0" x 11' 5" (4.88m x 3.48m) Fireplace with wood mantle, solid oak floor

#### Family Room

12' 2" x 11' 5" (3.71m x 3.48m) Ornamental fireplace with wood surround and tiled hearth, laminate floor

#### Kitchen

14' 8" x 10' 8" (4.47m x 3.25m) Luxury painted 'Farrow & Ball' green shaker style kitchen with high & low level units, granite work surfaces, under mounted Belfast sink, 'Range Master' gas/electric range with granite splash back, dishwasher, herringbone luxury vinyl tiled floor, arch to dining room

#### Dining Room

10' 9" x 9' 9" (3.28m x 2.97m) Luxury vinyl tiled floor, feature radiator, arch to sun room

#### Sun Room

12' 7" x 12' 0" (3.84m x 3.66m) Vaulted ceiling, luxury vinyl tiled floor, patio doors

#### Utility Room

10' 8" x 5' 5" (3.25m x 1.65m) Painted green 'Farrow & Ball' high & low level shaker units, plumbed for washing machine, stainless steel sink, luxury vinyl tiled floor

#### W.c

8' 0" x 3' 4" (2.44m x 1.02m) W.c., wash hand basin with vanity unit, luxury vinyl tiled floor

#### 1st Floor Landing

##### Bedroom 1

11' 5" x 11' 5" (3.48m x 3.48m) Luxury vinyl tiled floor, feature wood panelled wall

##### En-suite

11' 5" x 3' 3" (3.48m x 0.99m) White suite comprising large walk-in shower with panelled walls, wash hand basin with vanity unit, w.c., tiled floor

##### Bedroom 2

12' 2" x 11' 5" (3.71m x 3.48m) Luxury vinyl tiled floor, built in wardrobe

##### Bedroom 3

11' 4" x 9' 9" (3.45m x 2.97m) Hard wood floor, built in wardrobe

##### Bedroom 4

11' 4" x 9' 8" (3.45m x 2.95m) Hardwood floor

##### Bathroom

10' 5" x 7' 10" (3.17m x 2.39m) White suite comprising freestanding roll top bath, circular wash hand basin on vanity unit with two drawers w.c., corner shower cubicle with panelled walls, tiled floor

##### Outside

Pebbled area at front, tarmac drive and parking area  
Enclosed rear garden with patio area leading to lawn  
Shrub beds edged with railway sleepers

##### Garage

19' 0" x 11' 0" (5.79m x 3.35m) Roller door

