



Wellington Park

South Belfast, BT9

Character & Style...

2 & 4 bedroom apartments in the city's vibrant Queen's Quarter.



Bright lights & the big city...

Located in the heart of Belfast's Queen's Quarter, this boutique development of only five apartments fuses the refurbishment of a listed Victorian house on Wellington Park, designed by renowned nineteenth-century architects Young and MacKenzie, with a modern new building that fronts onto Wellington Terrace.

This is a lifestyle, a luxury location and a slice of authentic Belfast heritage.

30 Wellington Park connects the Malone Road and Lisburn Road in the exclusive BT9 postcode of South Belfast, defined by its tree-lined avenues and affluent suburban surroundings.

The bright corner site presents a mix of the area's rich architecture with a contemporary urban design that delivers a city address with both character and style.

Residents will enjoy a location that is under two miles from the city centre but which maintains a village community ambience reinforced by the eclectic mix of arts, cultural and social venues that define the area.



Urban class

30 Wellington Park is all about lifestyle. There are a vast array of amenities a short walk from your front door.

The neighbouring Lisburn Road is well known for some of the best coffee houses and eateries in the City, as well as a vast selection of boutiques, artisan bakeries, delis and grocery stores. Perhaps what is most appealing about 30 Wellington Park is that it provides the perfect balance of city and space across indoor and outdoor venues.

A short walk towards Queen's University opens up into the stunning Botanic Gardens and adjoining parkland leading to the tranquil Lagan Towpath. Each idyll provides the perfect surroundings to enjoy the great outdoors.

Considering 30 Wellington Park's setting in the vibrant Queen's Quarter, it goes without saying that education is well catered for from nursery right through to third level education.

While many amenities are available within walking distance, the location has convenient travel links throughout the city and further afield. The Metro bus service accesses all corners of Belfast, with Adelaide railway station connecting to Central Station and beyond.

Local Amenities

Queen's University	0.3 miles
Botanic Gardens	0.3 miles
Tesco	0.5 miles
Marks & Spencer	1 mile
Europa Bus & Train Station	1.1 miles
Grand Opera House	1.4 miles
Victoria Square	1.8 miles
Belfast City Centre	2 miles
George Best City Airport	6 miles







Apartment one

4 Bedroom Triplex
164 Sq.M / 1,765 Sq.Ft

First Floor

Living/Dining	4.37m x 6.15m / 14' 3" x 20' 2"
Kitchen	4.13m x 4.21m / 13' 5" x 13' 8"
Bedroom 1	4.08m x 4.04m / 13' 4" x 13' 3"

First Floor Mid Landing

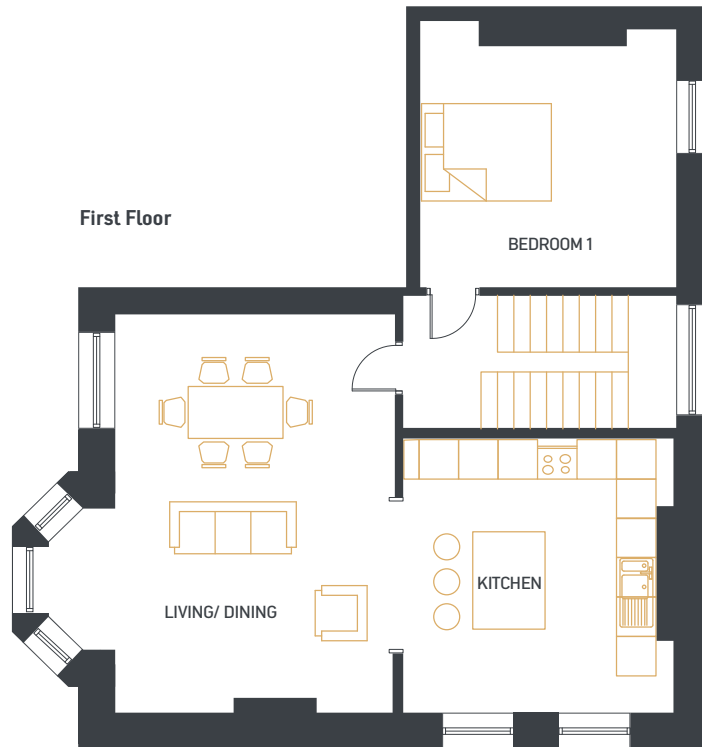
Bathroom	2.79m x 2.08m / 9' 7" x 6' 8"
WC	1.72m x 1.89m / 5' 6" x 6' 2"

Second Floor

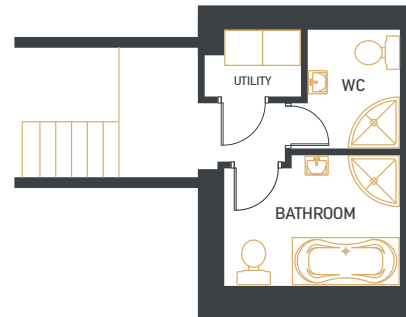
Bedroom 2	5.34m x 4.23m / 17' 5" x 13' 9" max
Bedroom 3	4.23m x 4.14m / 13' 9" x 13' 6"
Bedroom 4	4.01m x 3.67m / 13' 2" x 12' 0"
Shower Room	2.40m x 2.10m / 7' 10" x 6' 11"

Wellington Park View

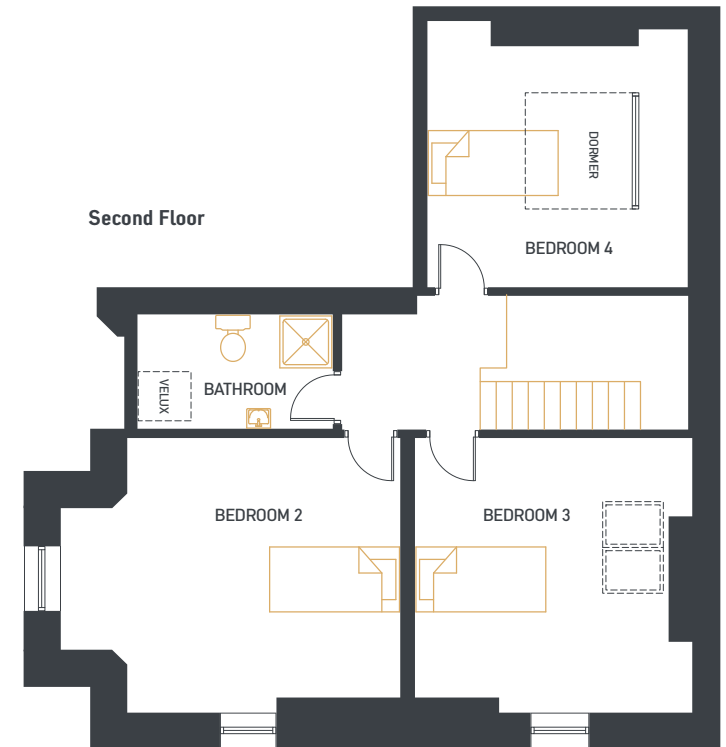
First Floor



First Floor Mid Landing



Second Floor



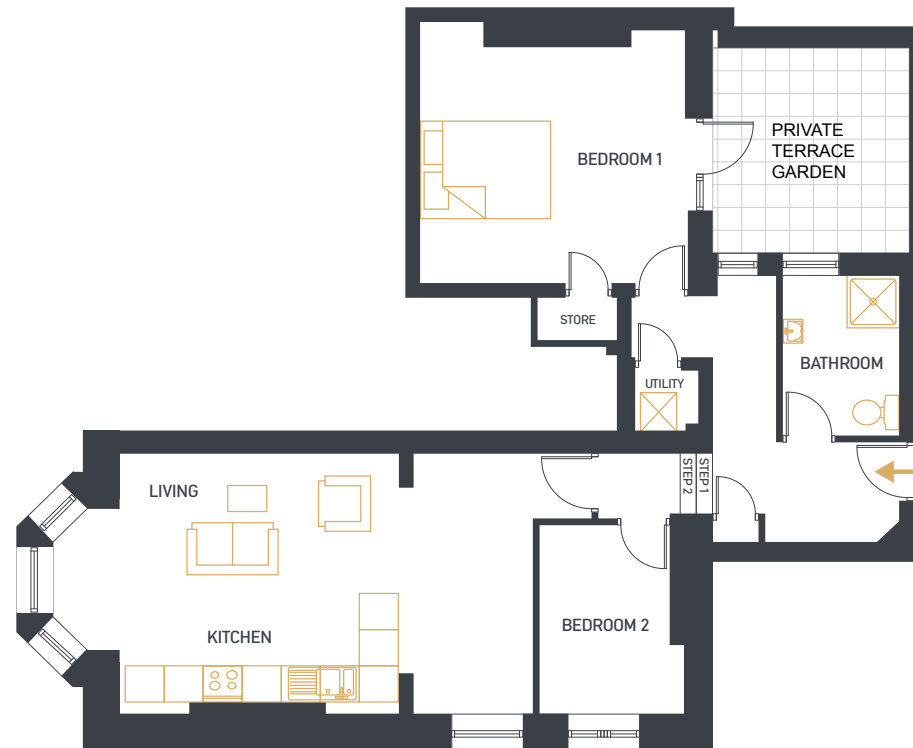


Wellington Park View

Apartment two

2 Bedroom Ground Floor
(with private terrace garden)

67 Sq.M / 721 Sq.Ft



Dimensions

Living / Kitchen	7.46m x 4.03m / 24' 5" x 13' 2" max
Bedroom 1	4.03m x 3.98m / 13' 2" x 13' 1" max
Bedroom 2	2.0m x 2.9m / 6' 6" x 9' 5"
Bathroom	1.79m x 2.46m / 5' 9" x 8' 1"

Specification

The development fits seamlessly into the existing footprint of this Victorian residence and takes full advantage of the unique period features.

Externally, the grey-white bricks on the main façade are embellished with polychromatic detailing and dressed sandstone with Tudor style dormers and canted bays.

Wellington Terrace presents a considered continuity to the heritage architecture but with a unique and modern twist. The sleek front elevation has clean and modern lines presented in a Belfast style brick and black steel roof.

INTERNAL

- Internal walls, ceilings and woodwork painted
- A comprehensive range of electrical sockets and light fittings
- Panelled internal doors and modern quality door furniture
- Bevelled edge skirting board and architraves
- Mains operated smoke alarm, heat and carbon monoxide detectors
- Satellite, TV points to all bedrooms, kitchen, lounge and family room
- Gas fired central heating with thermostatically controlled radiators and energy efficient boilers

KITCHEN

- High quality, soft close units with high quality worktops and handles
- Integrated appliances to include oven, electric hob, extractor hood, fridge freezer and dishwasher, laundry washer/dryer

BATHROOMS, ENSUITE & WC

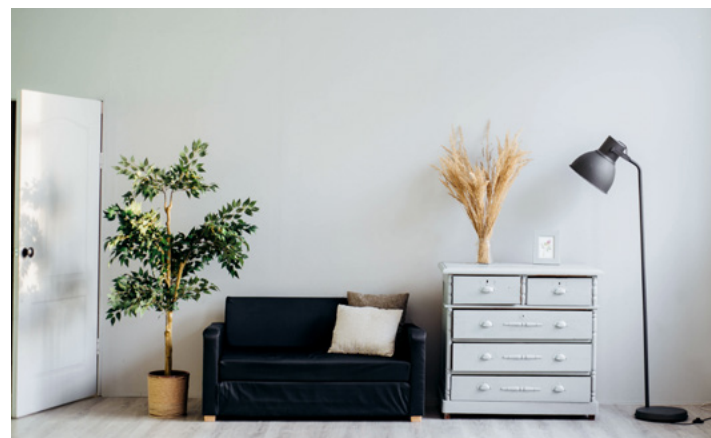
- Contemporary white sanitary ware with chrome fittings
- Chrome shower enclosure with clear glass and thermostatically controlled shower in ensuite
- Bathroom with thermostatically controlled shower over bath and screen door

CARPETS, TILING & FLOORING

- Wooden flooring to kitchen and hallway
- Full height tiling to shower enclosure, and around bath
- Floor tiling to bathroom, ensuite and WC
- Splashback tiling to wash hand basins
- Carpets to bedrooms, stairs and landing

EXTERNAL

- Double glazed windows in uPVC frames
- Excellent levels of floor, wall and roof space insulation
- Traditional brick to front facade
- Outside tap
- Gardens sown in grass seed
- Feature external lighting
- Allocated car parking



Site plan & location map





Within Walking Distance...

Lisburn Road	7 mins
City Hospital	11 mins
Botanic Avenue	13 mins
Train Station	15 mins
City Centre	26 mins
Ormeau Road	27 mins
Victoria Square	30 mins

Developer



Selling Agent



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Disclaimer:

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