



19 Wellington Park Avenue, Maghaberry, Moira, BT67 0UG

OIRO £299,000 Freehold

INACTIVE

Pleasantly situated within the ever popular Wellington Park development in Maghaberry Village, this extended 4 bedroom detached house offers excellent family accommodation in a mature and established residential location.

Detached house | 3 reception | Master with Ensuite Shower room | 3 further bedrooms | Family bathroom | Detached Garage | Oil fired central heating | PVC Double Glazing | Landscaped gardens to front and rear |

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Pleasantly situated within the ever popular Wellington Park development in Maghaberry Village, this extended 4 bedroom detached house offers excellent family accommodation in a mature and established residential location.

With a delightful open aspect overlooking a central green the property also has larger than average gardens which have been carefully landscaped to create exceptional outside space to compliment the superior accommodation offered internally.

A stunning feature of this fine home is the sun room extension creating a wonderful open plan kitchen with dining and family areas and patio doors to the rear garden.

At ground floor there are 2 further reception rooms and a utility room and ground floor WC, with first floor comprising a superb main bedroom with walk in wardrobe and ensuite shower room, 3 further bedrooms and luxury bathroom with both a freestanding bath and separate shower.

The property benefits from PVC double glazing and has oil fired heating. There is tarmac finished driveway parking with double gates to provide a secure space in addition to the detached garage.

And did we mention the gardens.....

Early viewing is recommended by appointment with Falloon Estate Agents.

Tenure: Freehold

Parking options: Off Street, Garage

Garden details: Private Garden

GROUND FLOOR :

Entrance hall

Panelled hardwood outer door with glazed side panels. Tiled floor. Single panelled radiator. Stairs to first floor level with spindle balustrade and oak handrail and newel post.

Lounge

w: 3.57m x l: 4.3m (w: 11' 9" x l: 14' 1")

Feature stone fireplace with slate hearth and open fire. Oak flooring. Double panelled radiator.

Dining Room

w: 3.27m x l: 3.58m (w: 10' 9" x l: 11' 9")

Glazed double doors from entrance hall. Oak flooring. Double panelled radiator.

Kitchen/Dining/Family

w: 3.25m x l: 7.88m (w: 10' 8" x l: 25' 10")

Excellent range of high and low level units in white gloss finish. Black granite worksurfaces and upstands. Stainless steel bowl and half sink unit, mixer tap. Central island unit with breakfast bar. Space for range style cooker with splashback and extractor over. Integrated fridge/freezer. Integrated dishwasher. pull out larder. Spot lights Tiled floor. Contemporary wall radiator. Double panelled radiator.

Family area with log burning stove. Brick finish feature wall. Open plan to :

Sunroom

w: 3.05m x l: 3.6m (w: 10' x l: 11' 10")

Laminate flooring. Spot lights. Double panelled radiator. Patio doors to landscaped rear garden.

Utility Room



w: 1.5m x l: 3.25m (w: 4' 11" x l: 10' 8")

Range of high and low level units in white gloss to match kitchen. Stainless steel sink unit, mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Single panelled radiator. Part glazed PVC door to rear.

WC

Semi pedestal wash hand basin, mixer tap. Wall hung WC. Part tiled walls. Tiled floor. Single panelled radiator. Extractor fan.

FIRST FLOOR:

Landing

Display area. Access to roofspace. Single panelled radiator.

Bedroom 1

w: 3.5m x l: 4.23m (w: 11' 6" x l: 13' 11")

Dual aspect windows. Walk in wardrobe. Double panelled radiator.

En-suite

Large shower enclosure with dual rain head and hand held showers. Wash hand basin with mixer tap on vanity unit. Low flush WC. Part tiled walls. Tiled floor. Spot lights. Chrome towel radiator. Extractor fan.

Bedroom 2

w: 3.6m x l: 4.2m (w: 11' 10" x l: 13' 9")

Double panelled radiator.

Bedroom 3

w: 3m x l: 3.5m (w: 9' 10" x l: 11' 6")

Double panelled radiator.

Bedroom 4

w: 3m x l: 3.5m (w: 9' 10" x l: 11' 6")

Double panelled radiator.

Bathroom

w: 2.38m x l: 3.25m (w: 7' 10" x l: 10' 8")

Luxury bathroom with contemporary free standing bath, mixer tap and shower fitting. Corner shower enclosure with chrome shower. Wash hand basin with mixer tap on vanity unit. Wall hung WC. Chrome towel rail. Part tiled walls. Tiled floor. Spot lights.

Outside

Tarmac driveway, part secured with double iron gates. Landscaped front garden.

Enclosed landscaped rear garden with 2 stone patio areas, matching perimeter paths. Feature decking area placed for evening sun. Central lawn. Timber perimeter fencing. Pebbled play area. Screened oil storage tank. Gate to driveway parking area.

Detached Garage

w: 3.08m x l: 6.45m (w: 10' 1" x l: 21' 2")

Roller door. PVC pedestrian door and window. Light and power. Oil fired boiler.

Tenure

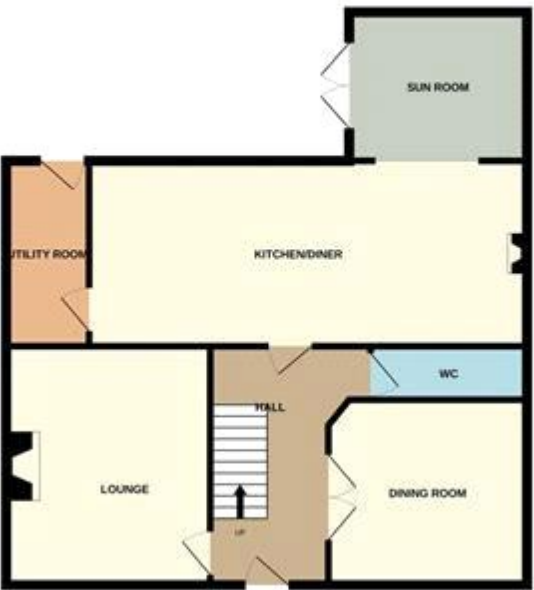
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

Rates payable

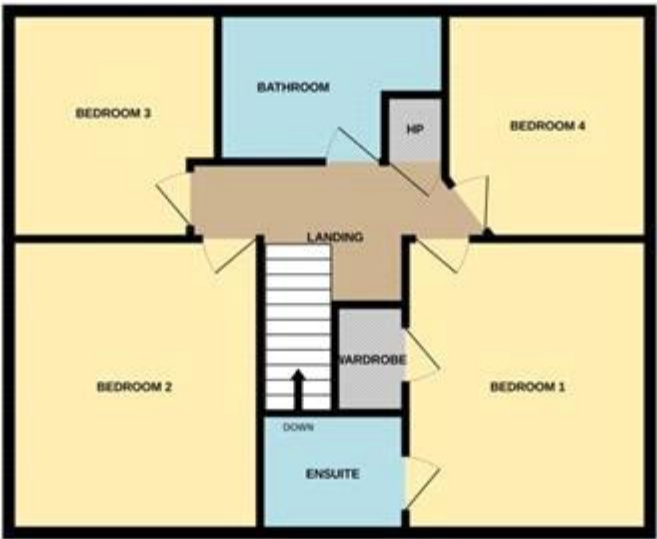
Details from the LPSNI website - capital value £170,000 with rates payable of £1422.22



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.