



15 Wellington Park Road

Maghaberry, Craigavon, BT67 0XQ

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Nest Estate Agents are thrilled to bring to market this beautifully presented semi-detached property in the highly sought after 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. This home has been well maintained by the current owners, finished to a high standard throughout and tastefully decorated, this superb family home provides a layout of three well proportioned bedrooms (one with ensuite), a spacious lounge, modern kitchen with dining area, downstairs w.c and a modern family bathroom. Externally there is a large rear enclosed garden and a garden to the front of the property with plenty of off-road parking space.

We anticipate that there will be strong interest and advise early inspection to avoid disappointed. Contact Nest today to arrange a viewing on 02893438090.

HALLWAY 6'9 x 16'10 (2.06m x 5.13m)  
uPVC entrance door with glazing inset. Wood effect tiled floor. Feature wall panelling.

TOILET 4'8 x 4'7 (1.42m x 1.40m)  
Tiled floor. Low flush w/c. Partially tiled wall. Half pedestal sink with chrome mixer tap.

LIVING ROOM 17'11 x 12'6 (5.46m x 3.81m)  
Feature wood burning stove with solid wooden beam and marble hearth.

KITCHEN 19'9 x 9'11 (6.02m x 3.02m)  
Range of shaker style high and low level units with contrasting formica worktops, 1 1/2 stainless steel sink and drainer unit with mixer taps, integrated oven and hob, integrated fridge freezer, dishwasher, extractor fan, stainless steel splashback, tiled floor, recessed spotlights, patio doors to rear garden.

BEDROOM 1 10'3 x 13'1 (3.12m x 3.99m)

ENSUITE 6'1 x 7'1 (1.85m x 2.16m)  
Three piece suite comprising of low flush w/c, pedestal wash hand basin and enclosed shower unit. Partially tiled walls. Ceramic tiled floor. Ceiling Spotlights. Chrome towel radiator.

BEDROOM 2 12 x 9'1 (3.66m x 2.77m)

STORAGE 3'9 x 3'10 (1.14m x 1.17m)

BEDROOM 3 9'3 x 9'7 (2.82m x 2.92m)

BATHROOM 9'8 x 7'4 (2.95m x 2.24m)  
White suite comprising freestanding bath with chrome mixer taps, enclosed rainfall shower unit. Tiled walls and partially tiled splashback. Wood effect tiled floor. Floating vanity sink unit with mixer tap, low flush w.c, chrome towel radiator. Recessed spotlights.

LANDING 13'3 x 5'2 (4.04m x 1.57m )  
Floored roof space, access via loft ladder.

STORAGE 2'2 x 3 (0.66m x 0.91m)

GARAGE 16'3 x 10'6 (4.95m x 3.20m)  
Floored overhead storage space with pull down ladder. Partially Insulated, power and light. Additional shelving/ utility area with plumbing.

OUTSIDE  
Front garden laid in lawn, private driveway finished in brick paving, space for 4+ cars, outside light.

Large enclosed rear garden laid in lawn (recently having been completely reseeded), bordered by wooden privacy fence, paved sitting area, outside tap, outside light. Access to garage.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

Northern Ireland EU Directive 2002/91/EC

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