

simon**BRIEN**  
RESIDENTIAL

44 Sir Richard Wallace Road,  
Lisburn, BT28 3ZH



Offers Around £169,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Well presented three bedroom townhouse in the popular Sir Richard Wallace development, Lisburn
- Recently constructed to a high specification throughout with premium fixtures and fittings
- Conveniently located within close proximity to Lisburn city centre and Sprucefield Shopping Centre
- Close to excellent schools, parks, Belfast City and International Airport and Hillsborough Village
- Three well appointed bedrooms
- Separate living room
- Open plan kitchen diner with fitted kitchen and ample space for casual dining
- Downstairs WC
- Family bathroom with modern white suite
- Spacious landing with hotpress and access to gas boiler
- Paved entrance walkway with access ramp
- Fully landscaped and paved back garden with southerly aspect and raised entertaining area
- Private off street allocated parking to rear
- Gas fired central heating
- UPVC Double Glazing throughout
- Excellent energy efficiency rating
- Ideally suited to the first time buyer, young professional or investor alike
- Early viewing highly recommended

#### SUMMARY

We are delighted to bring to the market this well-proportioned three-bedroom townhouse positioned in the popular Richard Wallace development in Lisburn. Finished to a high specification throughout, the location offers ease of access for the city commuter to Belfast City Centre and both Belfast Airports. The property is also within close proximity to Lisburn City Centre, Sprucefield Shopping Centre and Hillsborough Village. In short the property comprises of: hallway with access to electric meter, separate living room, open plan kitchen diner with fitted kitchen and ample space for casual dining, downstairs WC, three well-proportioned bedrooms and a separate family bathroom with modern white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating, a patio front walkway with ramp access, fully landscaped patioed rear garden with southerly aspect and further allocated private parking to the rear.

With generously proportioned room sizes, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.



#### ACCOMMODATION

##### ENTRANCE

Paved walkway with ramp access to front door.

Hardwood double glazed front door with glass insets in to reception hall.



#### GROUND FLOOR

##### RECEPTION HALL:

Cloak storage and access to electric metre.



##### LIVING ROOM:

**16' 8" x 12' 4" (5.08m x 3.76m)**

Outlook to front, built in cabinetry and TV stand.







**KITCHEN DINER**  
**16' 0" x 9' 0" (4.88m x 2.74m)**

Bespoke fitted kitchen with range of high and low level unit, laminate effect work tops, stainless steel singer drainer sink with chrome mixer tap and side drainer, plumbed for washing machine, built in four ring stainless steel gas hob with stainless steel extractor fan and built in oven and grill, built in fridge/freezer, tiled floor, ample space for casual dining.

**WC**

Low flush WC with push button, floating wash hand basin with chrome mixer tap and tile splashback, tiled floor and extractor fan.

**FIRST FLOOR**

**LANDING:**

Access hatch to roof space, built in hot press with access to ventilated gas boiler.







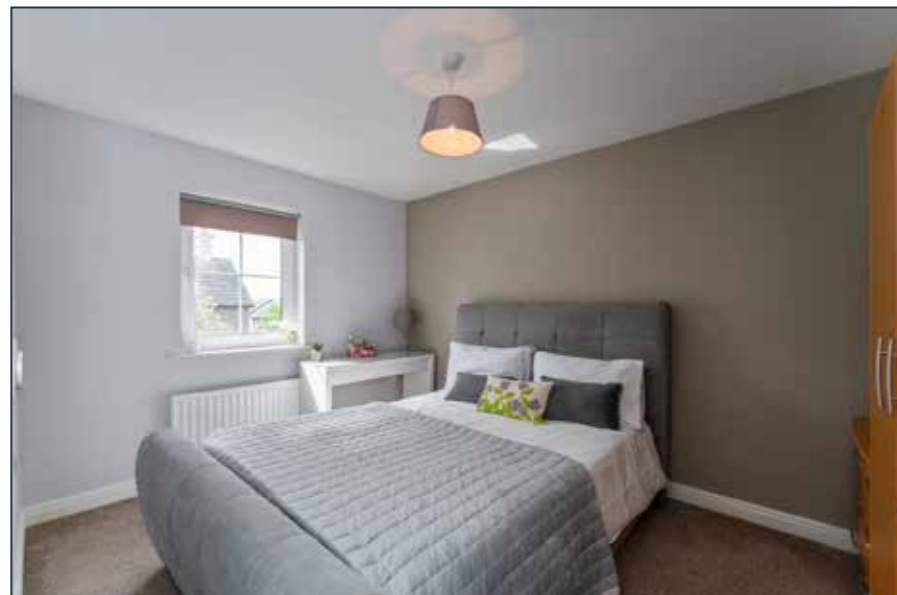
**FAMILY BATHROOM**

Low flush WC with push button, pedestal wash hand basin with chrome mixer tap and tile splashback. Panelled bath with fixed glass top, chrome mixer tap and telephone attachment. Part tiled walls, tiled floor, frosted glass picture window and extractor fan.



**OUTSIDE**

UPVC double glazed sliding doors to rear garden, includes private rear patio garden with raised patio area ideal for outdoor entertaining. Hardwood access gate to rear with bins double parking spaces, outside tap and outside light.



**BEDROOM (1):**  
13' 0" x 9' 2" (3.96m x 2.79m)

Outlook to front



**BEDROOM (2):**  
12' 7" x 9' 1" (3.84m x 2.77m)

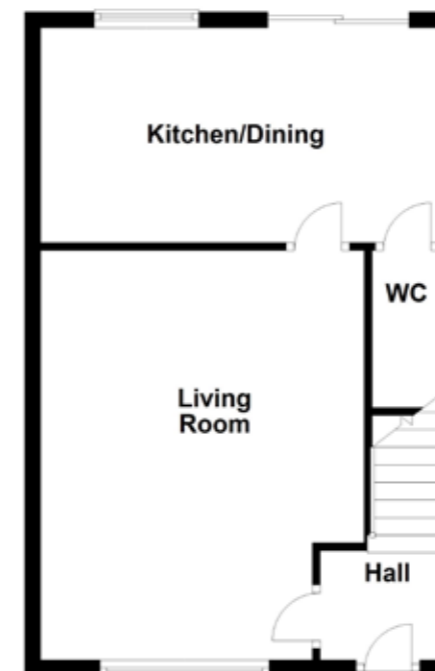
Outlook to rear

**BEDROOM (3):**  
7' 9" x 7' 0" (2.36m x 2.13m)

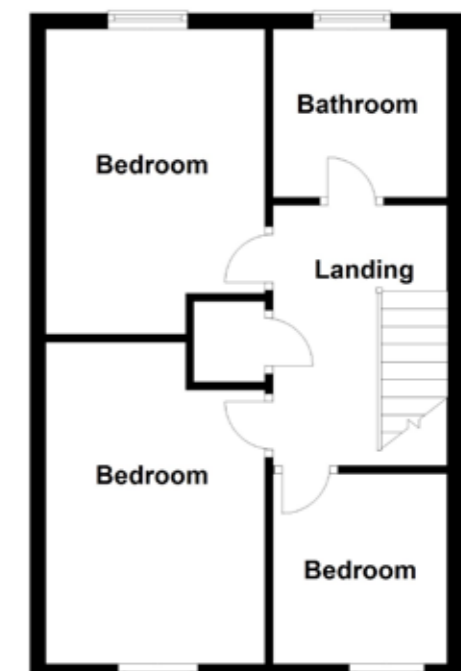
Outlook to front



**Ground Floor**



**First Floor**

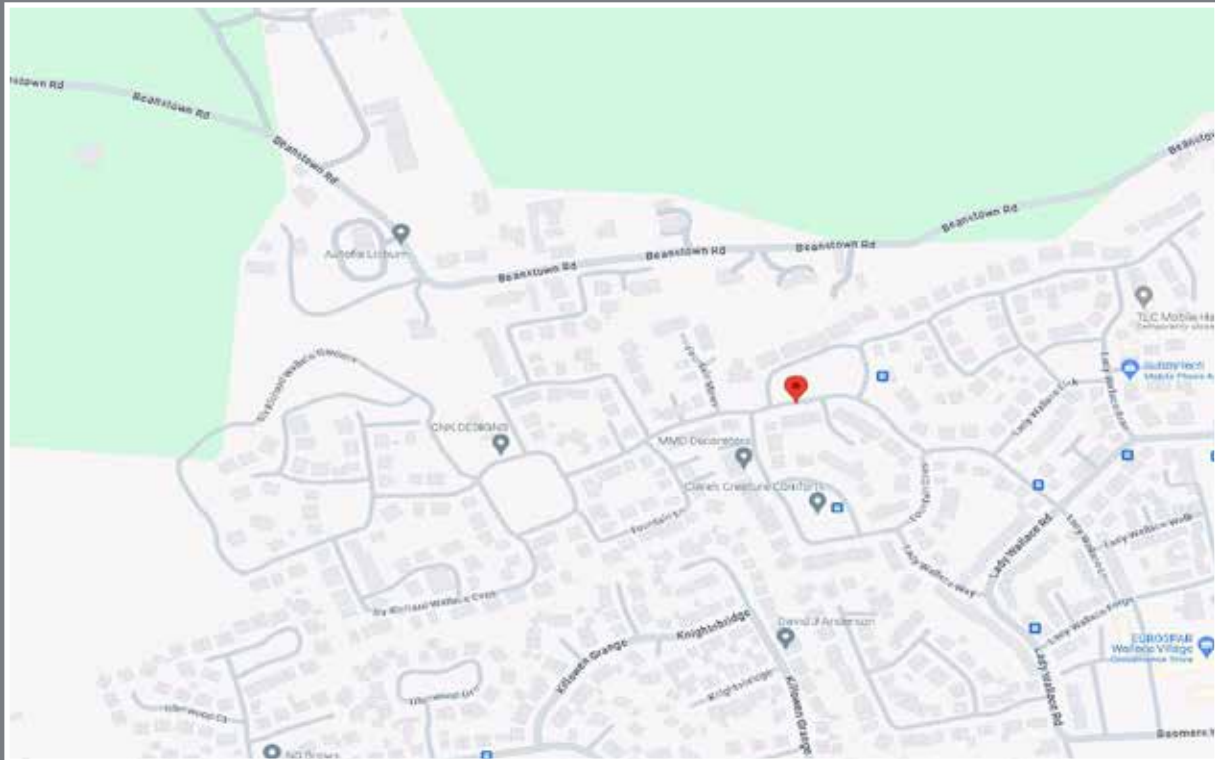


This plan is for illustrative purposes only.  
Plan produced using PlanUp.

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# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

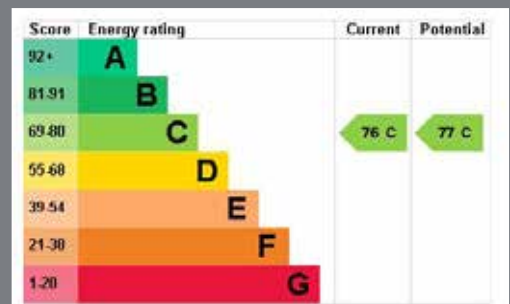


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMK/E/24/AN



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