



## **9 SIR RICHARD WALLACE DRIVE, LISBURN, BT28 3BA**

- A Most Outstanding And Exceptionally Well Presented End Terrace Property Occupying A Prime Setting Within This Highly Desirable Residential Location
- Enclosed And South Facing Rear Garden With Private Aspects And Panoramic Views
- Lounge With Wall Mounted Flame Effect Fire And Solid Oak Herringbone Floor
- Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Three Bedrooms And Luxury Bathroom
- Gas Fired Central Heating System
- PVC Double Glazed Windows And Patio Doors

**PRICE: OFFERS IN THE REGION OF £179,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C80**

**REF:DLI70624HG**

- Two Car Parking Spaces To Rear
- An excellent opportunity to acquire a beautifully presented home within this popular residential location convenient to Lisburn and South Belfast, we strongly recommend early viewing

**ACCOMMODATION:**

Measurements are approximate.

**ENTRANCE HALL:**

Double glazed entrance door. Ceramic tiled floor.

**LOUNGE:**

**5.08m (16'8") x 3.80m (12'6")**

Measurement taken to widest points. Wall mounted flame effect fire. Solid oak floor in herringbone design.

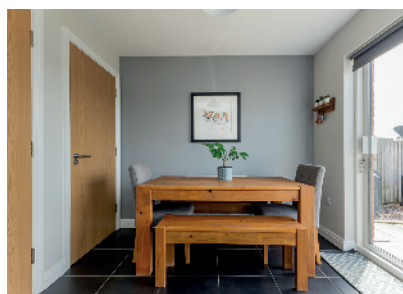
**LUXURY FITTED KITCHEN/DINING AREA:**

**5.00m (16'5") x 2.69m (8'10")**

Excellent range of high and low level units with high gloss doors and granite effect worktops. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Integrated oven and gas hob. Extractor hood in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher and washing machine. Under unit lighting. Part tiled walls. Ceramic tiled floor. Double glazed sliding patio doors leading to patio and rear garden.

**CLOAKROOM:**

Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap. Tiled splashback. Ceramic tiled floor.





## FIRST FLOOR

**BEDROOM (1):**  
3.95m (13'0") x 2.78m (9'1")



**BEDROOM (2):**  
3.87m (12'8") x 2.78m (9'1")  
Panoramic views over rooftops towards Slieve Croob and Mourne Mountains.

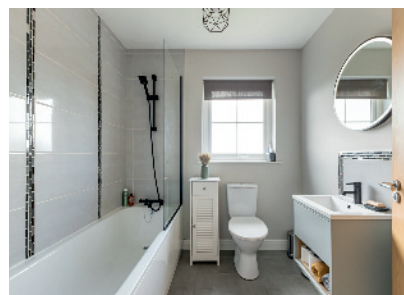


**BEDROOM (3):**  
2.39m (7'10") x 2.10m (6'11")  
Measurement to include staircasing.



### LUXURY BATHROOM WITH WHITE SUITE:

Panelled bath. Mixer tap with shower attachment. Shower screen. Vanity unit with wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush wc. Heated towel rail. Ceramic tiled floor. Separate airing cupboard with gas fired combi boiler.



Aluminium extending ladder to partly floored roofspace.

## OUTSIDE

Front garden laid in lawn. Enclosed and south facing rear garden with private aspects. Laid in lawn. Timber deck area and gravel bed. Two car parking spaces. Outside tap and light.



### TENURE:

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

**RATES PAYABLE:** For period April 2024 to March 2025 £761.25

**SERVICE CHARGE:** A service charge of £52.50 per half year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

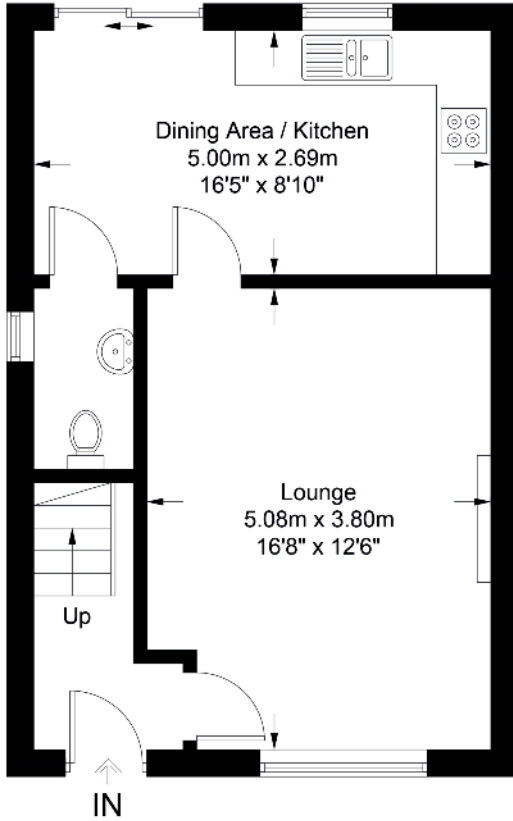
### DIRECTIONS:

From Lady Wallace Road turn into Sir Richard Wallace Road, then turn right into Sir Richard Wallace Drive, number 9 is on the left.

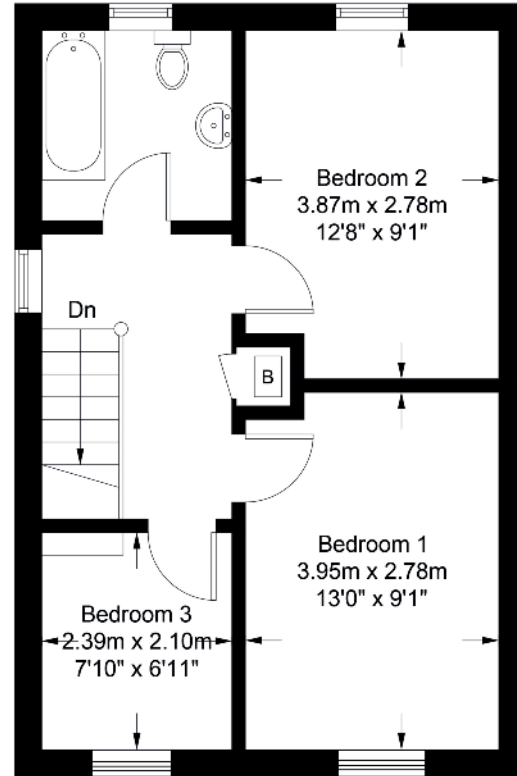
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**9 Sir Richard Wallace Drive**

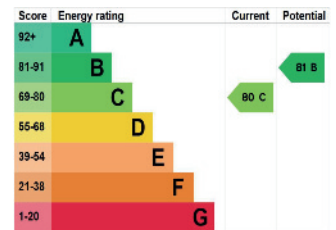


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1094640)



**VALUATION SERVICE**

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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