

For Sale

Asking Price: £179,950

SimonBrien



45A Sir Richard Wallace Road,
Lisburn, BT28 3ZH

[simonbrien.com](https://www.simonbrien.com)

Description

We are delighted to bring to the market this well-proportioned three-bedroom end 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, 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, fully landscaped patioed rear garden 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.

Viewing is by private appointment through our Belfast Office on 02890 668888.

Accommodation

Entrance Hall

Living Room

6'1" x 9'4" (1.85m x 2.84m):

Laminate wood floor, feature wood



fireplace

Kitchen/Dining area

11'5" x 7'8" (3.48m x 2.34m):

Ceramic tiled floor, range of high and low level units, under bench electric oven, 4 ring ceramic hob, stainless steel extractor fan, part tiled walls, integrated dishwasher, 1.5 bowl stainless steel unit, plumbed for washing machine, sliding doors leading to patio



Downstairs WC

Ceramic tiled floor, low flush WC, pedestal wash hand basin, extractor fan

First Floor

Landing

Shelved storage cupboard with Vaillant boiler

Special Features & Services

- Well Presented End Townhouse In Popular Development
- 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
- Fully Landscaped and Patioed Back Garden
- Private off Street Parking to Rear
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Excellent Energy Efficiency Rating
- 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
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

Main bedroom

11' x 8'5" (3.35m x 2.57m):



Bedroom 2

10' x 8'4" (3.05m x 2.54m):

Bedroom 3

5'6" x 2'10" (1.68m x 0.86m):



Bathroom

Ceramic tiled floor, low flush WC, pedestal wash hand basin with mixer taps, bath with telephone hand shower and shower cubicle, part tiled walls and extractor fan

Outside

Enclosed rear paved garden with paved patio and garden in lawn



VALUER

Robin Lyons MNAEA, Dip in Property Valuer

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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