



5 Sir Richard Wallace Walk, Lisburn, BT28 3RW

Price Guide £285,000

We are pleased to present this impressive detached home offering spacious luxury living space in this popular and highly sought after development. This home has been immaculately maintained throughout and comprises on the ground floor, spacious living room, modern kitchen with built in appliances open plan to dining area and separate w.c. On the first floor there are three good sized bedrooms (master with luxury ensuite shower room) and separate luxurious bathroom suite. Further benefits include Gas central heating and Upvc double glazing. Outside there is a large enclosed garden to rear with sun room and driveway providing ample parking. Conveniently located close to Belfast, Lisburn and main arterial routes. We strongly recommend viewing in order to fully appreciate this stunning home.

- Impressive Detached Family Home
- Spacious Living Room
- Downstairs W.C
- Gas Central Heating / Upvc Double Glazing.
- Driveway Providing Ample Parking. Private Garden To Rear
- Three Good Sized Bedrooms (Master with Ensuite)
- Modern Open Plan Kitchen With Dining Area
- Luxury Bathroom Suite
- Suitable For A Range Of Buyers

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		82	82

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE HALL



Composite front door. Tiled flooring

LIVING ROOM 17'8" x 10'5" (5.4 x 3.2)



Laminate wood effect flooring.



LUXURY KITCHEN / DINING 17'8" x 8'10" (5.4 x 2.7)



Excellent range of high and low level shaker style units, single drainer stainless steel 1 1/2 bowl sink unit, built-in 4 ring gas hob and under oven, stainless steel extractor fan, beautiful tiled floor, partially tiled walls, under unit lighting, integrated dishwasher, integrated fridge and freezer, open plan to;

SIZEABLE FAMILY DINING SPACE



DOWNSTAIRS W.C.



Low flush w.c, 1/2 pedestal wash hand basin,

chrome effect sanitary ware, beautiful partially tiled walls and tiled floor.

ON THE FIRST FLOOR

LANDING



Floored Attic with electric, access via sling ladder. Built in storage.

BEDROOM ONE 13'5" x 8'10" (4.1 x 2.7)

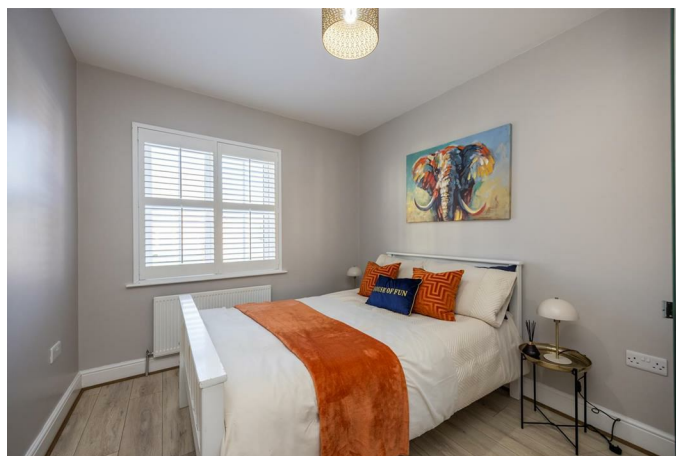


LUXURIOUS ENSUITE SHOWER ROOM 8'10" x 3'3" (2.7 x 1.0)



Thermostatically controlled shower, low flush w.c, 1/2 pedestal wash hand basin, tiled floor and partially tiled walls.

BEDROOM TWO 10'5" x 8'2" (3.2 x 2.5)



Laminate flooring.

BEDROOM THREE 8'6" x 8'6" (2.6 x 2.6)



Laminate flooring.

LUXURIOUS WHITE BATHROOM SUITE 7'10" x 5'2" (2.4 x 1.6)



White suite comprising Bath with mixer taps, thermostatically controlled shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome towel rail, beautiful tiled floor and partially tiled walls.

OUTSIDE

Off street carparking, tarmac driveway providing ample parking and well maintained garden laid in lawns.



GARDEN



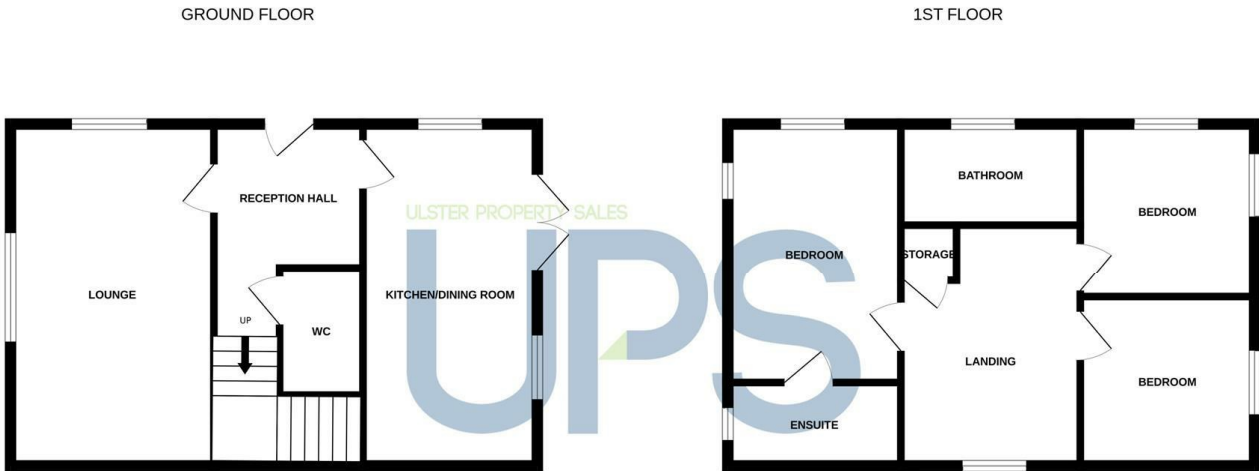
Privately enclosed, generous, well maintained garden with additional flagged patio. Outside tap and light.

SUN ROOM 9'6" x 8'10" (2.9 x 2.7)



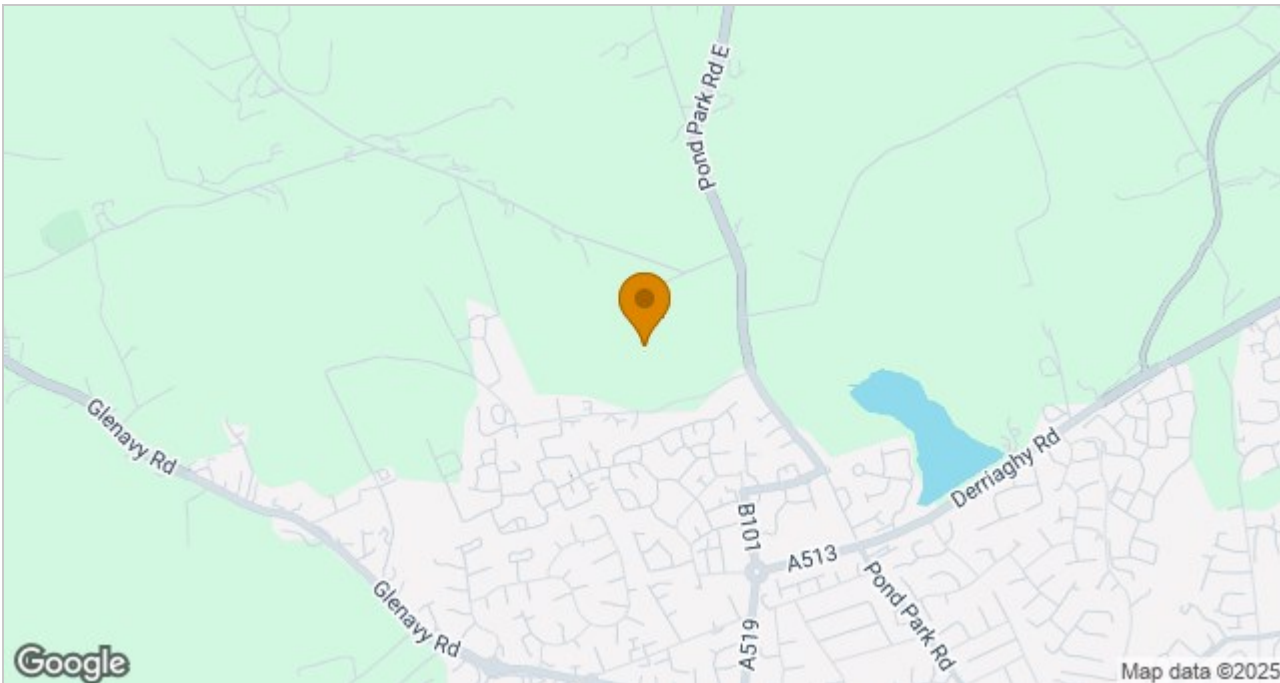
Laminate floor. Fully wired.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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