

15 Lady Wallace Gate,  
Lisburn, BT28 3EH



Offers Over £195,000

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

**KEY FEATURES**

- Superb Detached Home Well Located at the Bottom Of A Cul De Sac In A Popular Development
- Spacious Bright Lounge
- Three Good Sized Bedrooms Including Master With Ensuite
- Luxury Fitted Kitchen & Dining Area With Range Of Built-In Appliances
- Modern Bathroom With White Suite
- Downstairs WC
- Phoenix Gas Central Heating, uPVC Double Glazed Windows
- High Standard Of Finish With Many Fine Features
- Tarmac Driveway Parking For Multiple Vehicles
- Enclosed Rear Garden In Lawn
- Host Of Amenities Close By Including Lisburn City Centre Only Minutes Away
- Offering That Much More & Ideal For A Wide Range Of Buyers



**SUMMARY**

This excellent, attractive detached home occupies a much sought after location within this ever popular development. It is conveniently situated with a host of local amenities close by including Lisburn itself being only minutes away.

The property offers bright well-proportioned accommodation that is finished to a high standard throughout, which is further enhanced by the many fine features. Overall it is ideally suited to cater for modern day living as a first home or for that of the growing family.

All-in-all this excellent property has so much to offer, and we recommend early inspection.

**ACCOMMODATION**

**GROUND FLOOR**

Solid wooden front door to:

**RECEPTION HALL:**

Ceramic tiled floor. Understairs storage cupboard.

**DOWNSTAIRS WC:**

Matching ceramic tiled floor. Low flush WC. Pedestal wash hand basin with tiled splashback. Low voltage spotlighting. Extractor fan.

**LIVING ROOM:**

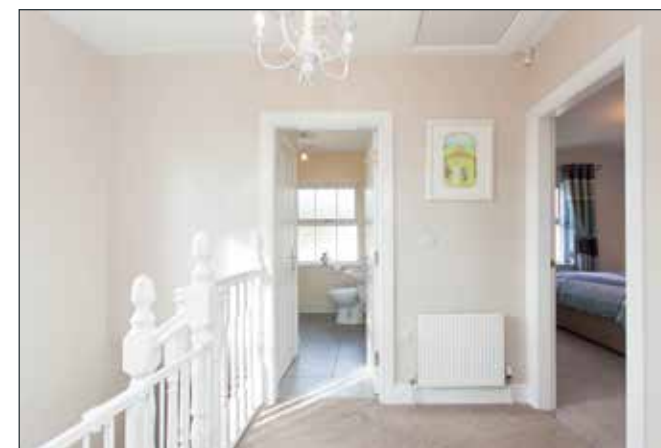
**13' 11" x 13' 1" (4.23m x 3.98m)**





**KITCHEN / DINING AREA:**  
**21' 8" x 12' 1" (6.60m x 3.69m)**

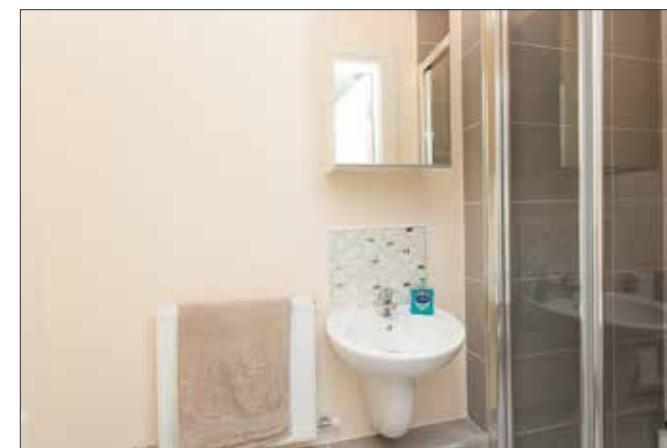
Range of high and low level units. 4 ring gas hob with stainless steel and glass extractor fan. 'CDA' electric oven. Integrated dishwasher. 'CDA' integrated washer/dryer. 1.5 bowl stainless steel sink unit. 'Vokera' gas boiler. Low voltage spotlighting. Partially tiled walls. uPVC door leading to outside.



**FIRST FLOOR**

**LANDING:**

Access to large floored roof space via slingsby style ladder. Storage cupboard.



**MAIN BEDROOM:**  
**12' 1" x 11' 1" (3.69m x 3.38m)**

Twin built-in wardrobes.

**ENSUITE SHOWER ROOM:**

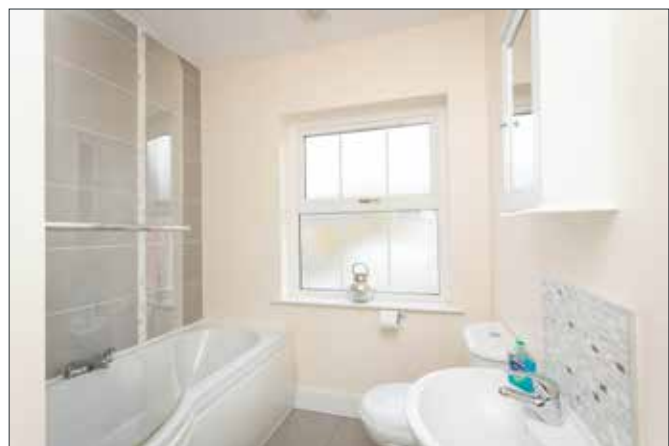
Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Extractor fan.





**BEDROOM (2):**  
13' 1" x 11' 1" (3.99m x 3.37m) (at widest points)

**BEDROOM (3):**  
10' 0" x 9' 8" (3.05m x 2.94m)



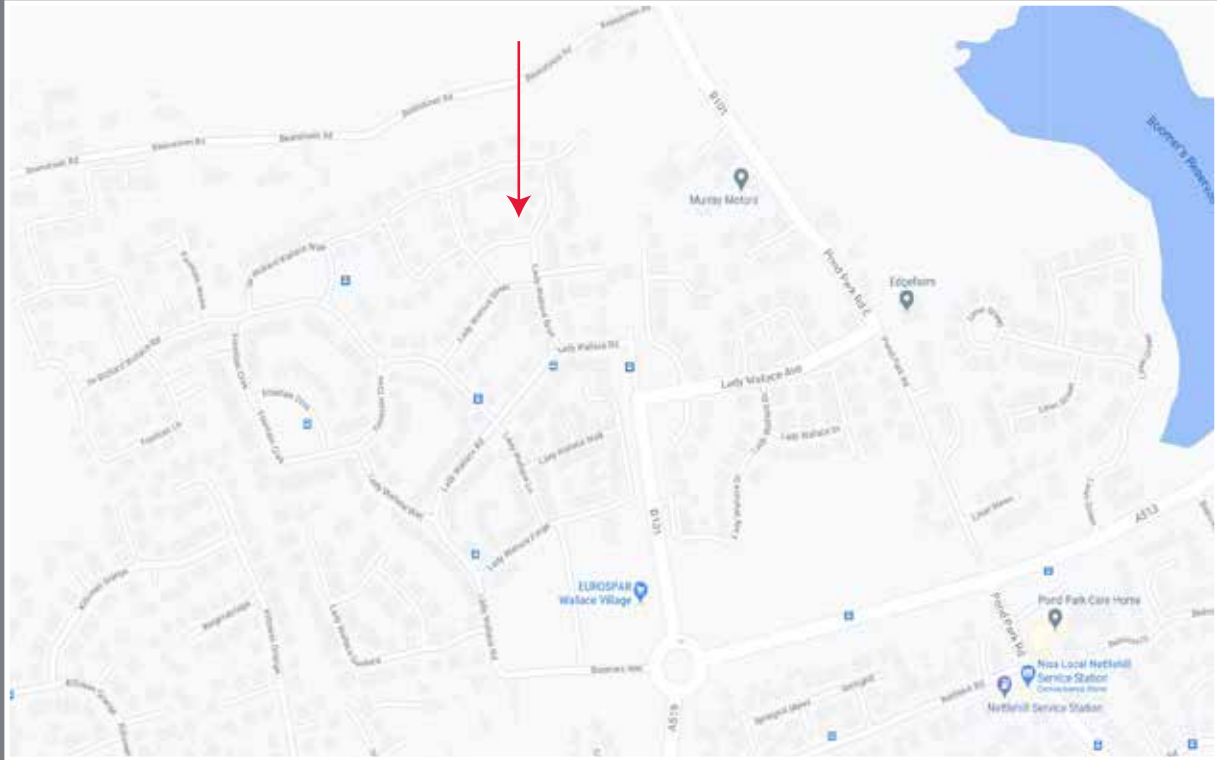
**BATHROOM:**  
Panelled bath with 'Redring' electric shower above and glass shower screen. Low flush WC. Pedestal wash hand basin with tiled splashback. Extractor fan. Ceramic tiled floor.

**OUTSIDE**  
Tarmac driveway to front for two vehicles, and garden in lawn. Enclosed back garden in lawn with paved sitting area and enclosed shrubs.





# 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: RL/J/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	79	80
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9826-0739-6160-9901-3926

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