

15 Lady Wallace Gate,
Lisburn, BT28 3EH



Offers Over £195,000

Telephone 02890 668888
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.

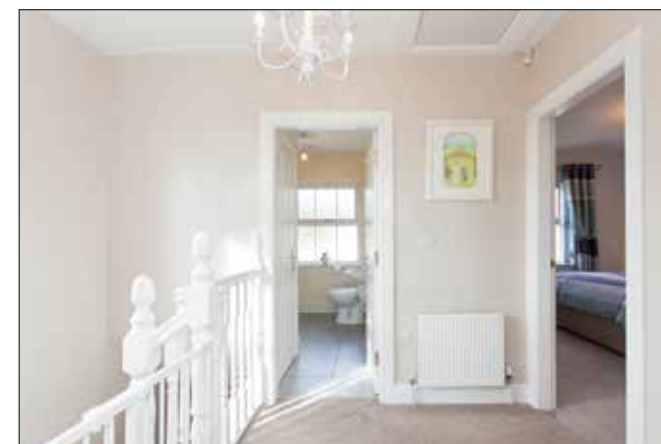
LIVING ROOM:

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



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

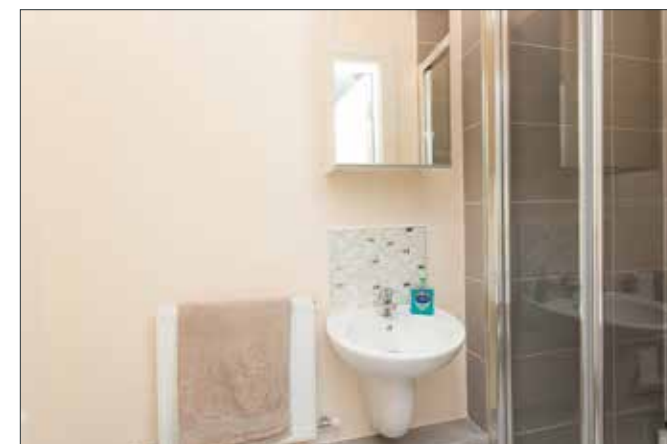
Range of high and low level units. 4 ring gas hob with stainless steel and glass extractor fan. 'CDA' electric oven. Integrated dishwasher. 'CDA' integrated washer/dryer. 1.5 bowl stainless steel sink unit. 'Vokera' gas boiler. Low voltage spotlighting. Partially tiled walls. uPVC door leading to outside.



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.

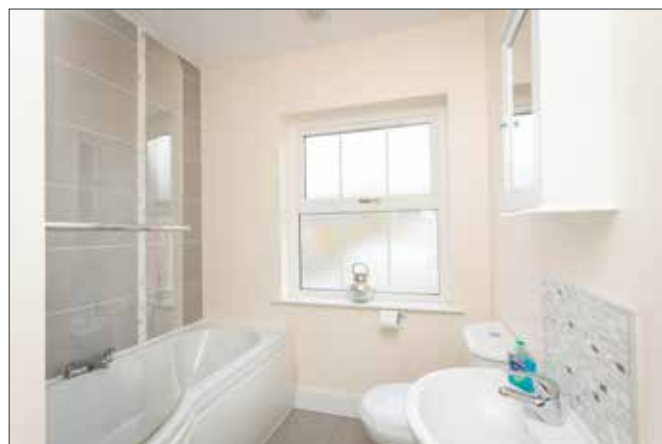
ENSUITE SHOWER ROOM:

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)

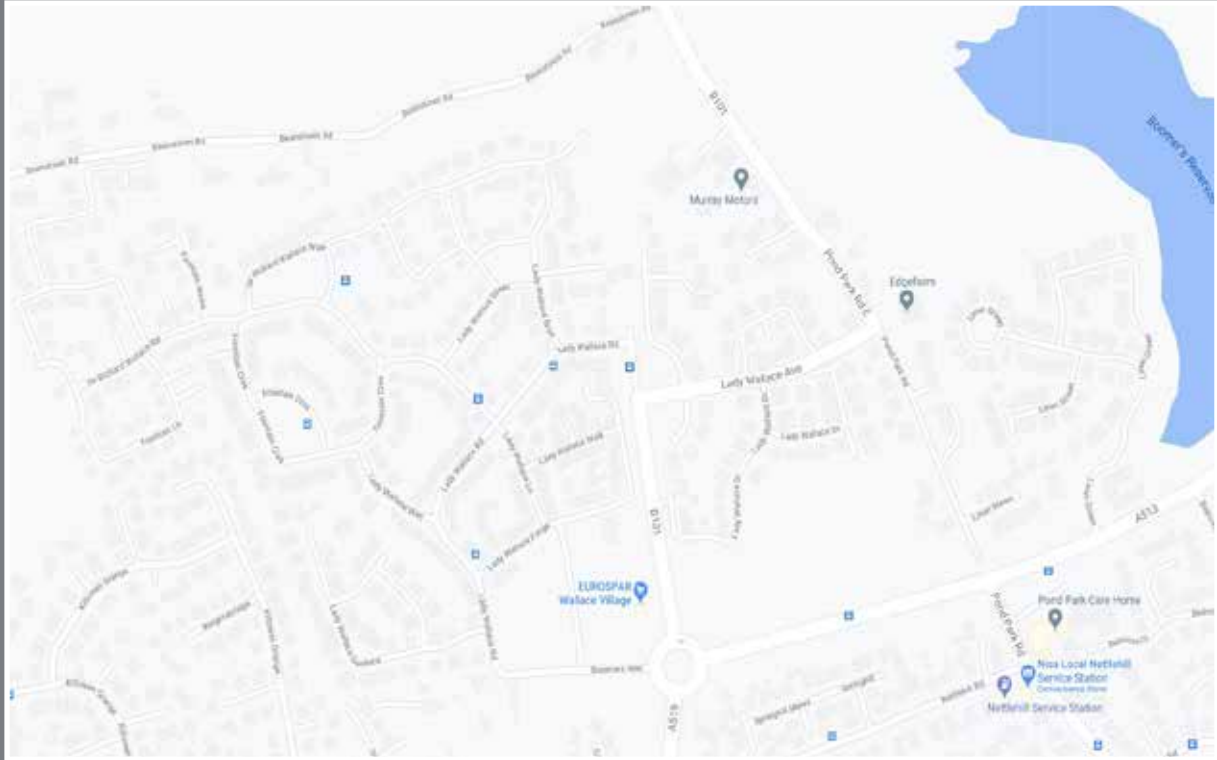


BATHROOM:
Panelled bath with 'Redring' electric shower above and glass shower screen. Low flush WC. Pedestal wash hand basin with tiled splashback. Extractor fan. Ceramic tiled floor.

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



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**



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

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

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