

Lady Wallace Brae, Lisburn,  
County Down, BT28

**Asking Price: £219,950**  
**Freehold**

 **Reeds Rains**

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Lady Wallace Brae, Lisburn, County Down, BT28  
Asking Price: £219,950 Freehold

Council Tax Band:  
EPC Rating: C

Charming and spacious end of terrace house offering 3 bedrooms, a modern kitchen, and a private garden. Located in a sought-after neighbourhood with excellent transport links and local amenities. Ideal for families or professionals looking for a comfortable and convenient living space. Viewing highly recommended.

Entrance Hall  
Laminate flooring

Living Room  
16'10" x 12'3" (5.13m x 3.73m)  
Feature fireplace, laminate flooring.

Kitchen/ Diner  
16'1" x 8'11" (4.9m x 2.72m)  
Excellent fitted range of high and low level units, gas hob and electric oven, built-in fridge / freezer. laminate work tops, sink unit, plumbed for washing machine, tiled flooring open to sun room.

WC  
Low level WC, wash hand basin.

Sunroom  
10'8" x 8'4" (3.25m x 2.54m)  
Tiled flooring, door to rear.

Landing

Bedroom 1  
13'1" x 8'11" (4m x 2.72m)  
Laminate flooring

Bedroom 2  
12'8" x 8'11" (3.86m x 2.72m)  
Laminate flooring

Bedroom 3  
7'11" x 6'11" (2.41m x 2.1m)

Bathroom  
White suite comprising panelled bath, wash

hand basin, low level WC

Enclosed Rear Gardens  
Enclosed and laid in paving stones.

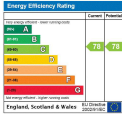
Front Car Parking Spaces

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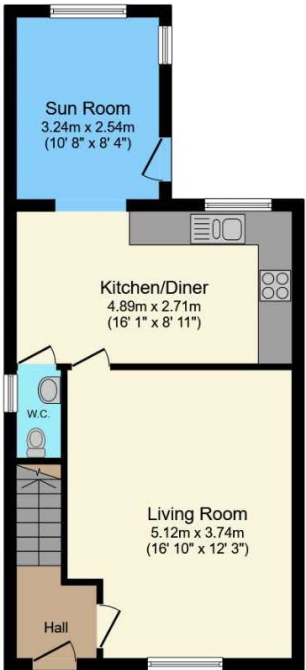
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

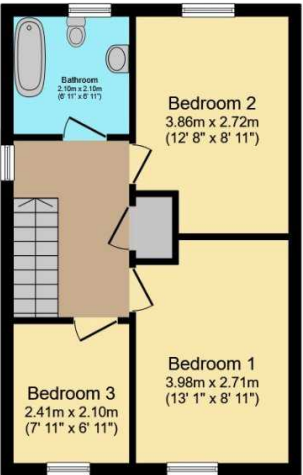
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 86.3 sq.m. (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)