



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

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

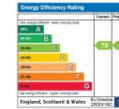
All Measurements are Approximate.

Laser Tape Clause

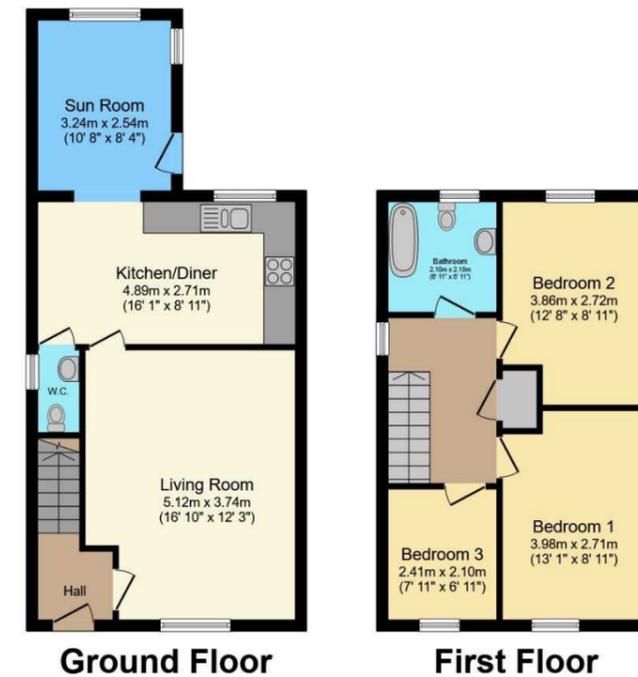
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



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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