



## 37 SIR RICHARD WALLACE GARDENS, LISBURN, BT28 3FL

This attractive, recently constructed modern semi-detached home was completed approximately three years ago and offers excellent longevity, energy efficiency and contemporary style. Beautifully presented throughout, the property is in true turnkey condition, leaving nothing for the new owner to do other than move in.

The home occupies a bright, sunny southerly site with impressive gardens—an increasingly sought-after feature. Set within a popular and highly regarded location, this sale represents a rare opportunity to purchase within this area.

The accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom with additional seating or dressing area, ideal for home working or the addition of contemporary built-in wardrobes. A stylish first-floor shower room with quality tiling and spotlights completes the upper level, along with a useful landing storage cupboard.

On the ground floor, a welcoming entrance hall with attractive herringbone-effect flooring leads to a bright and airy living room. To the rear is a luxury fitted kitchen with a range of integrated appliances, open plan to an excellent dining and entertaining area, together with a convenient ground-floor WC/utility.

Additional benefits include gas-fired central heating, high-performance glazing, off-road parking and a privately enclosed rear garden with patio, all enjoying a sunny southerly aspect and ideal for outdoor entertaining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		83	83
EU Directive 2002/91/EC			

OFFERS AROUND £244,950

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### Key Features

- A modern, stylish semi-detached home constructed approximately three years ago, perfectly positioned to enjoy a bright, sunny aspect within this highly sought-after location.
- Bright, stylish living room featuring herringbone-effect flooring.
- Handy ground floor W.C. / utility room.
- Gas-fired central heating, high-performance glazing and a higher-than-average energy rating (EPC B-83).
- Off-road parking and excellent accessibility to arterial routes, the wider motorway network, Belfast and Lisburn..
- Three well-proportioned bedrooms, including a generous, bright principal bedroom.
- Eye-catching, fully fitted kitchen with built-in appliances, open plan to a spacious dining and entertaining area.
- Stylish contemporary shower room with spotlights and decorative tiling.
- Good-sized, privately enclosed rear garden with additional brick paviour patio, enjoying a bright, sunny southerly aspect.
- Early viewing is strongly recommended for this very special home offering fashionable living within a highly regarded location.





## GROUND FLOOR

The uPVC double-glazed front door opens into an inviting entrance hall, enhanced by elegant herringbone-effect wood flooring.

## LIVING ROOM

15'4 x 11'1

Beautiful herringbone-effect wood flooring and a bright, airy reception room.

## LUXURY KITCHEN / DINING / ENTERTAINING AREA

15'1 x 13'7

Range of high and low level units, single drainer stainless steel 1½ bowl sink unit, built-in oven, integrated dishwasher, integrated fridge/freezer, built-in gas hob with stainless steel extractor fan, under-unit lighting, tiled floor and spotlights. Open plan to dining/entertaining space with uPVC double glazed rear door leading to enclosed, well-maintained gardens.

## DOWNSTAIRS W.C. / UTILITY ROOM

A well-presented cloakroom/utility area comprising a low flush W.C., single drainer stainless steel sink unit and a range of high and low level storage units. Plumbed for a washing machine and finished with a tiled floor and extractor fan.

## FIRST FLOOR

A handy storage cupboard located on the landing.

## PRINCIPAL BEDROOM 1

15'1 x 10'2

A lovely, bright bedroom with an additional seating or dressing area, which could easily be utilised to incorporate contemporary built-in wardrobes.

## BEDROOM 2

11'2 x 6'8

## BEDROOM 3

11'1 x 8'4

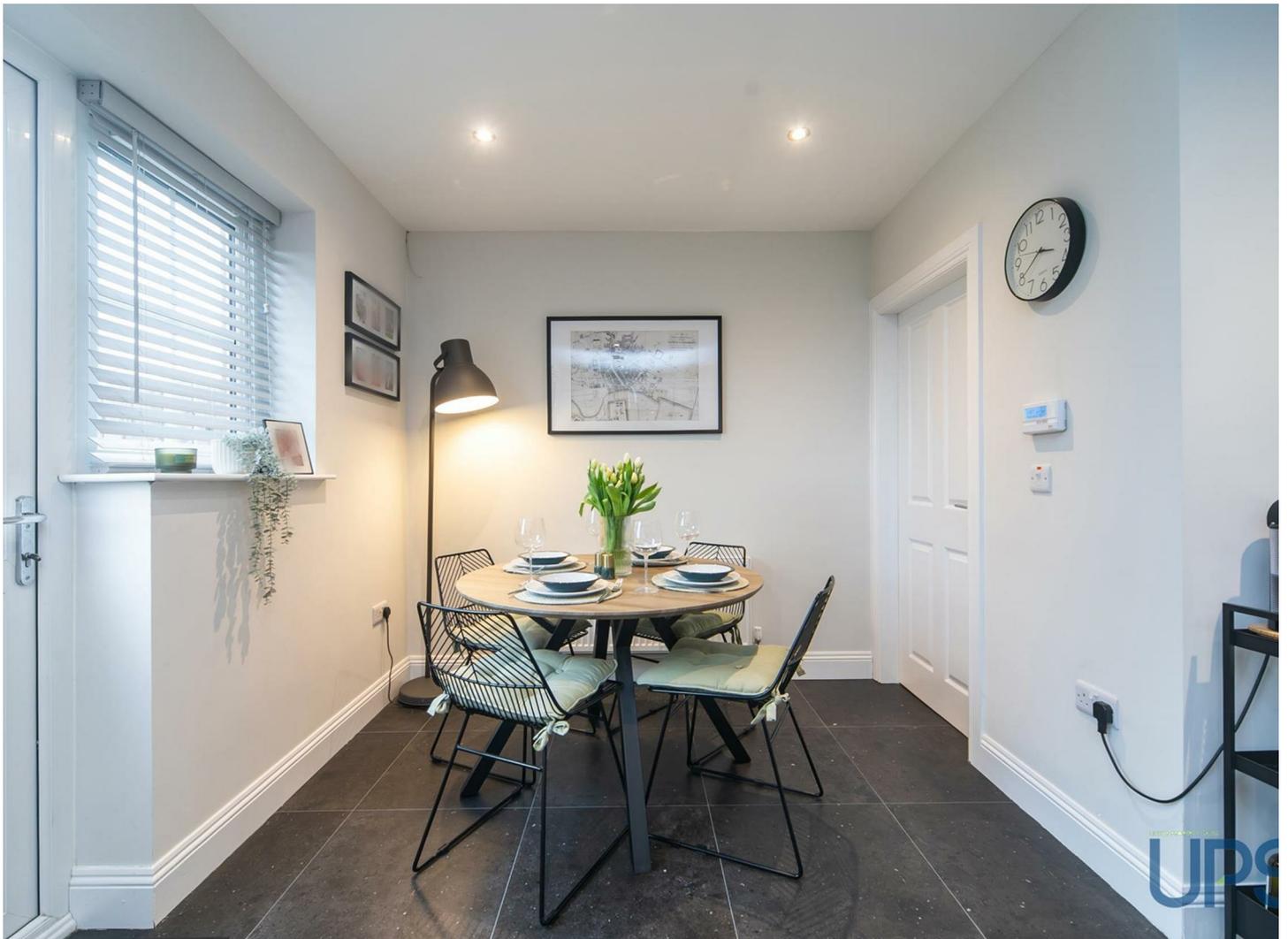
## CONTEMPORARY SHOWER ROOM

Comprising a shower cubicle with thermostatically controlled shower unit, low-flush W.C. and wall-hung wash hand basin with storage. Finished with black-effect sanitary ware, black-effect towel warmer, spotlights, decorative tiled flooring, partially tiled walls and an extractor fan.

## OUTSIDE

Off-road parking, water tap and front garden. To the rear is a privately enclosed, good-sized and well-maintained garden benefiting from an attractive green backdrop and additional brick paviour patio, all enjoying a bright, sunny southerly aspect.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18594402**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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