

ULSTER PROPERTY SALES

UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**28 SIR RICHARD WALLACE  
ROAD, LADY WALLACE,**

**OFFERS AROUND £229,950**

A striking and beautifully upgraded semi-detached home with excellent kerb appeal, ideally positioned within this established and highly sought-after modern development. The property offers superb accessibility to Belfast and Lisburn, as well as convenient access to major arterial routes. A wide range of schools and local shops are within easy reach, and both Belfast and Lisburn city centres can be reached in approximately 15 minutes.

The accommodation comprises three bedrooms, including a generous principal bedroom featuring upgraded herringbone-effect wood flooring, wood paneling, and an open wardrobe/dressing area. There is also a recently upgraded, contemporary shower room finished to a high standard with striking tiling, a large shower cubicle, black fittings and sanitary ware, and an eye-catching herringbone feature wall. Additional storage is available via the landing, where a pull-down ladder provides access to a floored roof space.

On the ground floor, a welcoming entrance hall leads to a bright and spacious living room with upgraded engineered solid wood flooring laid in an elegant herringbone pattern. The property further benefits from a stylish upgraded fitted kitchen, open plan to a dining/entertaining area, as well as a useful downstairs W.C./utility room.

The property is further enhanced by gas-fired central heating with time and temperature control, uPVC double glazing, and a higher-than-average energy rating (EPC C-79). Externally, there is ample off-road parking and a privately enclosed rear garden.

This is a superb home which has been tastefully upgraded throughout, and early viewing is highly recommended to avoid disappointment.



## Key Features

- A striking and beautifully upgraded semi-detached home with eye-catching interiors, set within a highly popular and convenient location close to major arterial routes.
- A bright and airy living room featuring eye-catching upgraded engineered solid wood flooring, finished in an elegant herringbone design.
- Convenient downstairs W.C./ utility room.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-79).
- Ideally positioned close to Belfast and Lisburn, offering excellent access to arterial routes, a wide range of schools, shops, and transport links.
- Three well-proportioned bedrooms, with a principal bedroom featuring upgraded herringbone-effect wood flooring, wood paneling, and an open wardrobe/dressing area.
- A luxury upgraded fitted kitchen, open plan to a dining/entertaining area.
- A luxury upgraded and stylish shower room, beautifully finished with decorative tiling.
- Ample off-road parking complemented by a low-maintenance, privately enclosed rear garden.
- Early viewing strongly recommended for this magnificent home!



### GROUND FLOOR

Accessed via a PVC front door, the welcoming entrance hall features tiled flooring and attractive wood paneling.

### LIVING ROOM

15'11 x 11'2

Beautifully upgraded engineered solid wood flooring, finished in an elegant herringbone design.

### LUXURY UP-GRADED KITCHEN / ENTERTAINING AREA

15'0 x 12'6

A well-appointed kitchen with a range of high and low-level units, sink, built-in hob and oven, stainless steel extractor fan, and stylish tiling, complemented by an integrated fridge/freezer, tiled flooring, and seamless open-plan flow into the dining area.

### DOWNSTAIRS W.C. / UTILITY ROOM

Comprising a low-flush W.C., wash hand basin, plumbing for a washing machine, extractor fan, and tiled flooring.

### FIRST FLOOR

Access to roof space via a pull-down ladder on the landing, with flooring for storage.

### PRINCIPAL BEDROOM 1

14'11 x 10'3

Upgraded herringbone-effect wood flooring with wood paneling and an open wardrobe/dressing area.

### BEDROOM 2

11'4 x 8'5

Wood-effect striped flooring.

### BEDROOM 3

11'10 x 6'4

Wood-effect striped flooring.

### CONTEMPORARY UP-GRADED SHOWER ROOM

A stylish and spacious shower room featuring a large cubicle with thermostatically controlled shower, low-flush W.C., and elegant wall-hung wash basin with storage cabinet. Finished with black towel radiator and fittings, beautifully tiled walls and flooring, including a striking herringbone feature wall, spotlights, and extractor fan.

### ROOF-SPACE

14'11 x 10'3

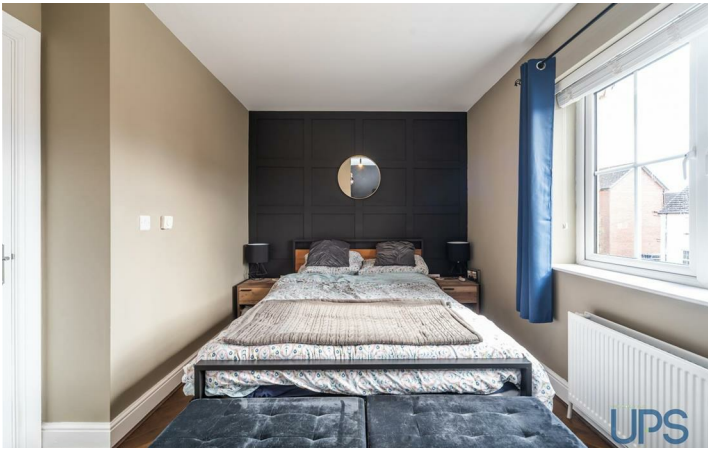
Offering excellent additional storage space.

### OUTSIDE

A privately enclosed and easily maintained garden featuring an outside tap, additional side area, and off-road car parking.



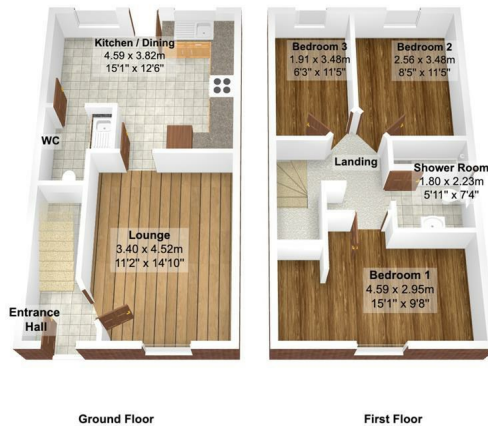








28 Sir Richard Wallace Road, LISBURN, BT28 3ZH



Ground Floor

First Floor

Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark