



This impressive three bedroom townhouse offers generous and well designed living space, ideal for modern family life. The property provides spacious and versatile accommodation throughout, combining comfort with contemporary style. At the heart of the home is a bright and inviting lounge, perfect for both relaxing and entertaining. This elegant space is enhanced by a stylish bioethanol fire, creating a warm focal point while maintaining a clean, modern aesthetic. Large windows allow natural light to flood the room, adding to the sense of openness. The property features three generous bedrooms, offering flexibility for families, guests, or home working. Each room is thoughtfully laid out to maximise space and comfort. The overall layout of the home ensures a practical flow between living and sleeping areas, making it suitable for a range of lifestyles.

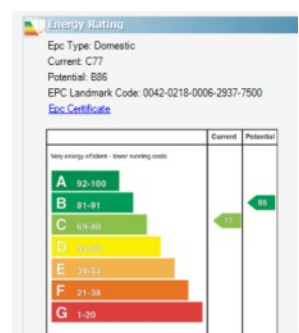
Externally, the property continues to impress with off street parking to the rear for two vehicles, an increasingly valuable feature that adds both convenience and security. Situated in a highly sought after and popular area, the townhouse benefits from strong demand and a track record of successful recent sales, making it an attractive option for both homeowners and investors alike. The location offers easy access to local amenities, schools, and transport links, further enhancing its appeal.

This is a fantastic opportunity to acquire a spacious, modern home in a thriving and desirable neighbourhood.

Offers Around  
£199,950

37 Lady Wallace Road,  
LISBURN,  
BT28 3WS

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Beautifully presented Townhouse with spacious accommodation
- Lounge with feature fireplace and coricing
- Dining kitchen with integrated appliances
- Downstairs WC
- Three bedrooms, principal with ensuite shower room
- Family bathroom with three piece suite
- Gas fired central heating and double glazed windows
- Off street parking to the rear for two cars
- Garden to front, enclosed gardens and patio to rear
- Viewing recommended to fully appreciate this fine home!

The Property Comprises:

Ground Floor

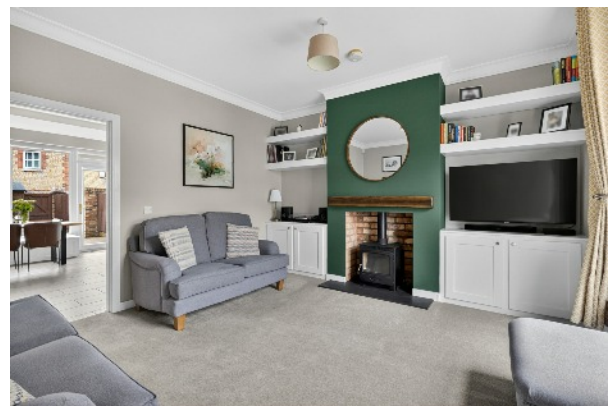
ENTRANCE HALL:

LOUNGE: 13' 10" x 12' 0" (4.22m x 3.66m) Coricing, feature fireplace.

KITCHEN/DINING: 14' 11" x 11' 7" (4.55m x 3.53m) High and low level units, oven and four ring gas hob, stainless steel extractor fan, tiled splashback. Integrated fridge/freezer and dishwasher. Ceramic tiled floor, gas boiler.

UTILITY ROOM: 5' 5" x 5' 3" (1.65m x 1.6m) Plumbed for washing machine, low level units, ceramic tiled floor.

DOWNSTAIRS W.C.: Low flush wc, ceramic tiled floor, pedestal wash hand basin, extractor fan.



## First Floor

LANDING: Storage cupboard, access to floored roofspace via Slingsby style ladder.

PRINCIPAL BEDROOM: 13' 10" x 10' 5" (4.22m x 3.18m) Built-in robes.

ENSUITE SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low flush wc, extractor fan, ceramic tiled floor.

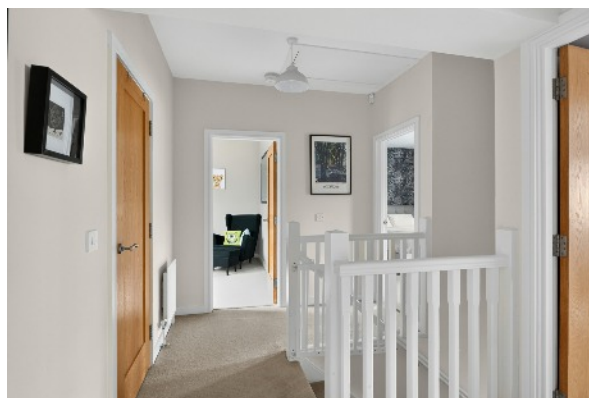
BEDROOM (2): 12' 10" x 9' 5" (3.91m x 2.87m)

BEDROOM (3): 12' 7" x 8' 10" (3.84m x 2.69m)

BATHROOM: Panelled bath with mixer tap, shower over. vanity wash hand basin, ceramic tiled floor, fully tiled walls, low flush wc, extractor fan.

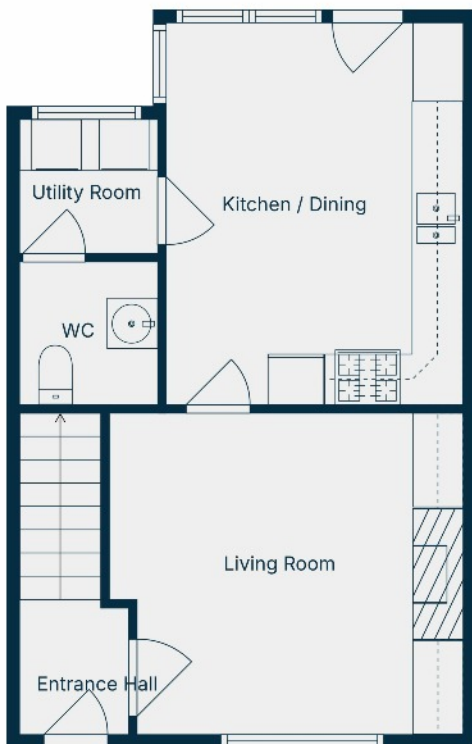
## Outside

Parking for two cars, bin storage. Enclosed rear garden in lawn with patio area.

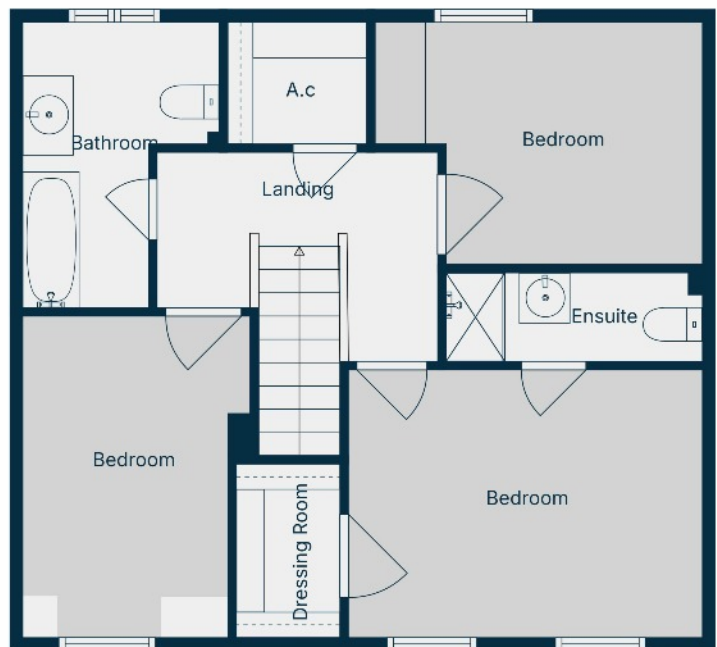


## Location:

From the Boomers Way roundabout at the top of the Prince William Road proceed towards Lady Wallace, turn left into Lady Wallace Road and the property is on the left.



1st Floor



2nd Floor

Lisburn - 028 92 66 1700  
Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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