



9 SIR RICHARD WALLACE SQUARE, LISBURN, BT28 3DQ



- A Most Outstanding And Exceptionally Well Presented Detached Property Enjoying A Prime Setting Overlooking Open Green Area
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Contemporary Decorative Fireplace And Coal Effect Electric Fire
- Luxury Fitted Kitchen/Dining Area With Integrated Appliances
- Adjoining Cloakroom With Low Flush Suite
- Three Bedrooms (One With Built In Robe With Sliding Mirror Doors)
- Luxury Shower Room With Thermostatic Shower and Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £244,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C77

REF: DL26052616SR

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Patio Garden Laid In Paving
- Insulated Timber Shed With Power Supply
- Gas Fired Central Heating System / Alarm System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.

LOUNGE:

15' 3" x 12' 8" (4.64m x 3.85m)

Decorative contemporary fire surround with cast iron inset and coal effect electric fire.

LUXURY FITTED KITCHEN/DINING AREA:

15' 3" x 8' 10" (4.64m x 2.70m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven and gas hob. Extractor unit in stainless steel canopy. Integrated dishwasher. Integrated washing machine. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap with shower head. Part tiled walls. Tiled floor. Under unit lighting. Kick panel lighting. Storage under stairs with light. PVC double glazed sliding patio door to rear patio garden.

ADJOINING CLOAKROOM:

Low flush suite. Wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



FIRST FLOOR

BEDROOM (1):

11' 11" x 10' 8" (3.62m x 3.26m)

Views over green area to front.



BEDROOM (2):

9' 9" x 8' 6" (2.96m x 2.58m)

Measurements to include built in robe with sliding mirror doors and gas fired boiler.



BEDROOM (3):

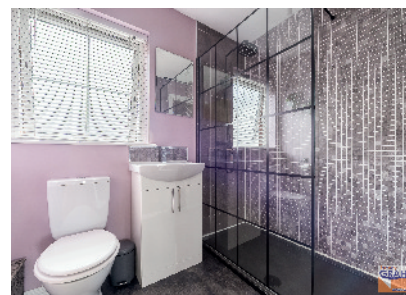
7' 11" x 7' 10" (2.42m x 2.40m)

Measurement to include stair box.



LUXURY SHOWER ROOM:

Shower enclosure with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Laminated tiled floor. Chrome finish heated towel rail.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Front garden laid in lawn with tarmac driveway. Paved path. Enclosed rear patio garden laid in paving. External power sockets. Outside tap and light.

TIMBER SHED: 12' x 6'

Fully insulated. Power supply.



The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2026 to March 2027 £1,095.37

SERVICE CHARGE:

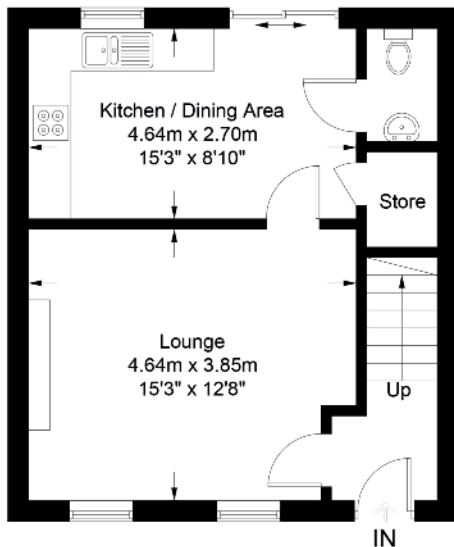
A service charge of £52.00 half yearly (1st November 2025 - 30th April 2026) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS

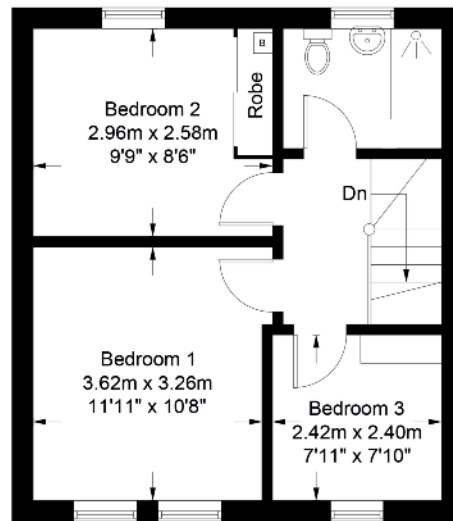
From Lady Wallace Road turn into Sir Richard Wallace Road. Proceed to T junction and turn left into Sir Richard Wallace Square. Number 9 is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

9 Sir Richard Wallace Square



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID732662)

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.