

simon**BRIEN**
RESIDENTIAL

16 Lady Wallace Forge,
Lisburn, BT28 3WQ



Asking Price £212,500

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KEY FEATURES

- Traditional Georgian Styled End Townhouse
- Three Bedrooms Master With Ensuite Shower Room
- Generous Living Room With Wood Burning Stove Open Plan To
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances & Granite Worktops
- Utility Room
- Downstairs WC
- Modern Bathroom
- Cast Iron Estate Railings To Front
- Good Sized Garden Enclosed by Brick Wall
- Gas Fired Central Heating
- uPVC Windows (Sliding Sash To Front)
- Popular & Convenient Location



DESCRIPTION

Simon Brien Residential are delighted to offer the sale of this traditional Georgian styled end townhouse developed by the award winning house builder, Porter & Co.

The house is beautifully presented and comprises of a reception hall, downstairs wc, living room with wood burning stove, luxury fitted kitchen & a utility room. On the first floor there are three bedrooms, ensuite and bathroom. This property is situated on a corner site with front and side gardens and a good sized South facing rear garden enclosed by a brick wall. The property also benefits from other features such as sliding sash upvc windows & estate railing to the front.

Located within easy commuting distance to Lisburn and Belfast and surrounding towns and close to Belfast International Airport.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Solid wood front door to entrance hall with ceramic tiled floor



LIVING ROOM:

14' 0" x 13' 8" (4.27m x 4.17m)

Ceramic tiled floor, wood burning stove and marble hearth, understairs storage cupboard



KITCHEN/DINING AREA:
13' 8" x 11' 1" (4.17m x 3.39m)

Ceramic tiled floor, range of high and low level units, Nordmende electric oven, microwave, integrated fridge freezer, 1.5 bowl stainless steel sink unit, integrated dishwasher, four ring gas hob, stainless steel extractor fan, marble worktops and cooker splashback, 'Ideal' gas boiler



UTILITY ROOM:
7' 1" x 6' 10" (2.15m x 2.07m)

Ceramic tiled floor, range of high and low level units, plumbed for washing machine, space for tumble dryer, stainless steel sink unit, low voltage spotlighting, uPVC door leading outside

DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin with vanity unit

FIRST FLOOR

LANDING:

Shelved storage cupboard, access to floored roofspace

MAIN BEDROOM:
11' 1" x 10' 0" (3.38m x 3.05m)



ENSUITE SHOWER ROOM:

Ceramic tiled floor, low flush WC, pedestal wash hand basin with vanity unit, fully tiled shower enclosure, extractor fan, low voltage spotlighting



BEDROOM (2):
10' 5" x 9' 8" (3.17m x 2.95m)
 Built-in wardrobe



BEDROOM (3):
8' 5" x 7' 1" (2.56m x 2.16m)



BATHROOM:
 Ceramic tiled floor, part tiled walls, low flush WC, pedestal wash hand basin with vanity unit, bath with shower above, extractor fan, low voltage spotlighting

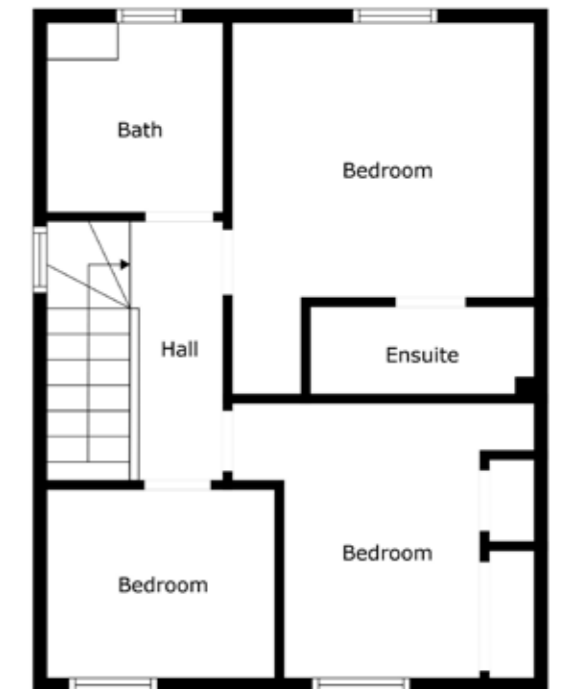


OUTSIDE

On a corner site with paved path to front and side, paved sitting area. Front with garden in lawn, good sized enclosed paved rear garden enclosed by brick wall and fencing. Private parking to the rear

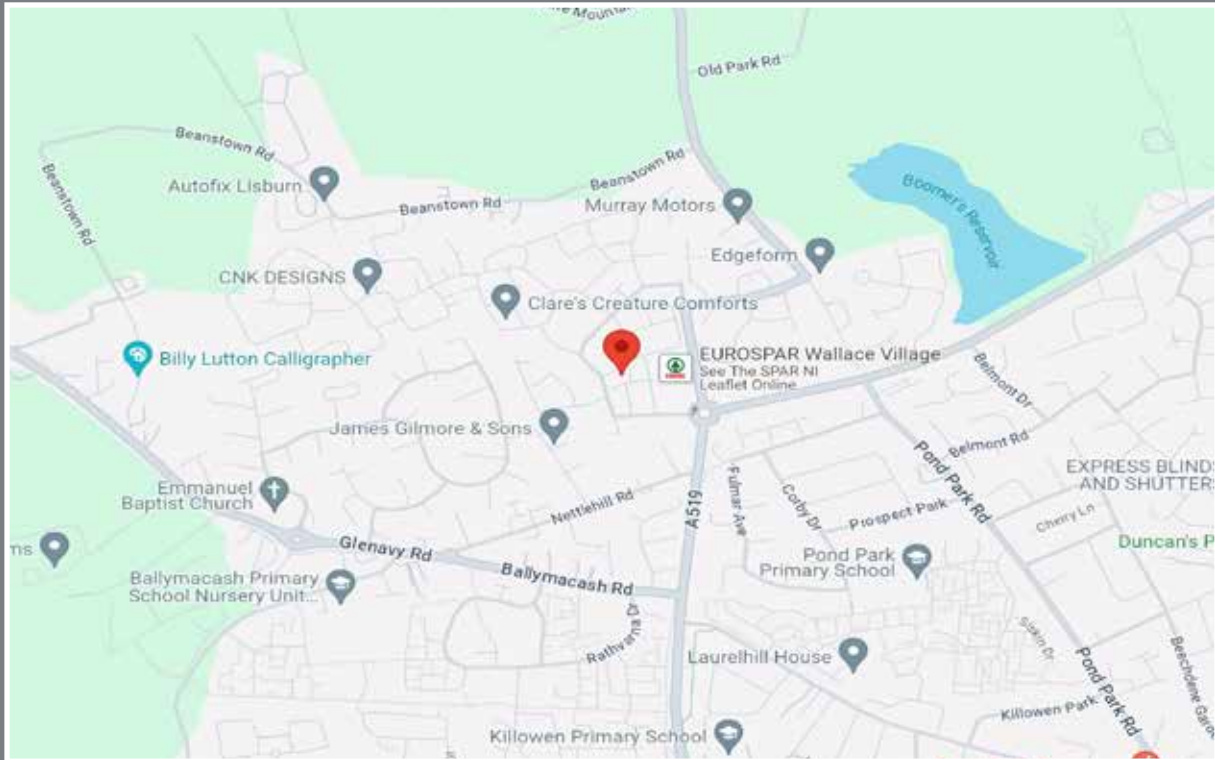


Floor 1



Floor 2

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/D/24/SD



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