



This beautifully presented semi-detached home is situated within a quiet cul de sac location in this much sought after exclusive development. The property is superbly situated only minutes from Lisburn itself and the M1 motorway network with Belfast also only a short distance drive. This charming property offers generous adaptable accommodation that is finished to a high standard. Briefly comprising a bright lounge with feature cast iron stove, luxury fitted kitchen with integrated appliances open plan to a spacious dining area and sunroom. On the first floor are three well-proportioned bedrooms; Principal with ensuite shower room to compliment the contemporary family bathroom. Additional features include downstairs WC, large garage plumbed for washing machine, oil heating, double glazing throughout, south facing enclosed rear garden and driveway parking to the front. Overall this excellent home is ideally suited to cater for modern day living with so much to offer in the way of accommodation and its location. Recent sales within this development have proved extremely successful and with wide ranging appeal early viewing is essential.

Offers Over
£264,950

26 Ballantine Lane,
LISBURN,
BT27 5FG

Viewing by
appointment
through agent
028 9066 3030



- Beautifully Presented Semi-Detached Property Within An Exclusive Development
- Generous Bright Lounge With Feature Cast Iron Stove
- Luxury Fitted Kitchen With Built In Appliances Open Plan To Dining Area and Sun Room
- Three Well Proportioned Bedrooms: Principal with Ensuite Shower Room
- Oil Central Heating/uPVC Double Glazed Windows/Alarm System
- Good Sized Contemporary Bathroom
- Downstairs WC
- Garage with Light and Power, Driveway Parking To The Front
- Enclosed South Facing Rear Garden In Lawn
- Ideally Situated Only Minutes From Lisburn & M1 Motorway With Belfast A Short Distance Drive
- Ideal For A Wide Range Of Buyers With Early Viewing A Must

The Property Comprises:

Ground Floor

RECEPTION HALL: Composite entrance door, tile wood effect flooring.

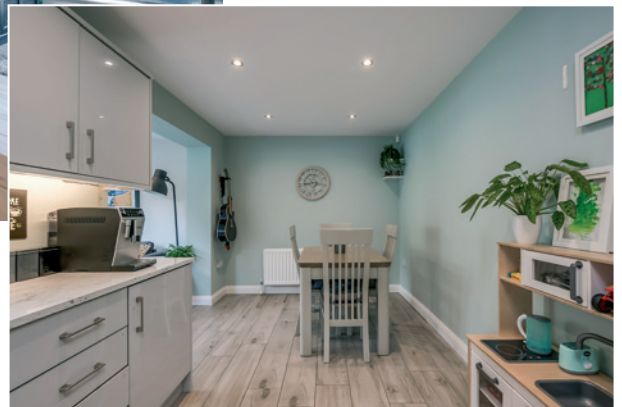


LIVING ROOM: 14' 11" x 13' 5" (4.55m x 4.09m) Feature cast iron stove with granite surround and hearth, tiled inset, carpeted.



DOWNSTAIRS W.C.: Low flush WC, floating wash hand basin, part tiled walls, tile wood effect flooring, extractor fan.

KITCHEN/DINING AREA: 18' 1" x 12' 4" (5.51m x 3.76m) Modern range of high and low level units, built in oven and microwave oven, hotpoint hob, tiled splash back and stainless steel extractor fan. Integrated fridge freezer and dishwasher. Stainless steel sink with mixer tap, laminate work surfaces, tile wood effect flooring.



Open plan to:

SUN ROOM: 8' 11" x 8' 10" (2.72m x 2.69m) Tile wood effect flooring, recessed lighting, uPVC door onto enclosed rear garden.



First Floor

LANDING: Carpeted, access to partially floored loft.

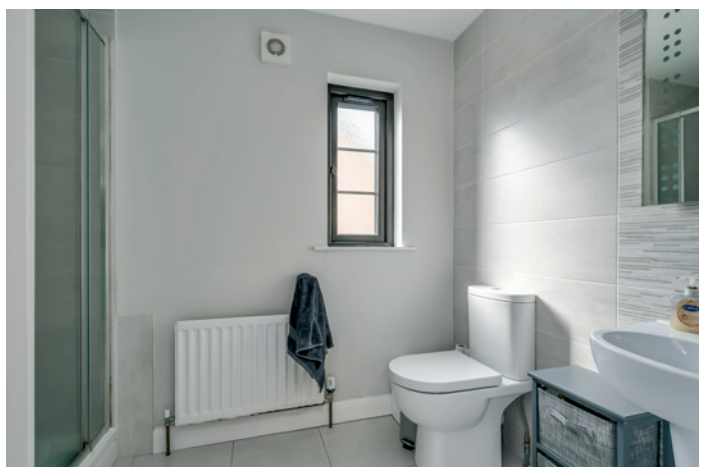
BATHROOM: Low flush WC, floating wash hand basin, bath with overhead shower, chrome heated towel rail, ceramic floor tiling, part tiled walls, led mirror, recessed lighting, extractor fan.



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PRINCIPAL BEDROOM: 14' 11" x 14' 4" (4.55m x 4.37m) Carpeted, built in sliding mirror robes.

ENSUITE SHOWER ROOM: Low flush WC, floating wash hand basin, walk in shower cubicle, ceramic floor tiling, LED mirror, extractor fan.



BEDROOM (2): 11' 3" x 9' 3" (3.43m x 2.82m) Carpeted, built in sliding mirror robes.

BEDROOM (3): 8' 10" x 8' 7" (2.69m x 2.62m) Carpeted.



Outside

GARAGE: 20' 0" x 11' 2" (6.1m x 3.4m) Roller shutter door with additional side door, light and power, plumbed for washing machine and tumble dryer.

Enclosed south facing rear garden, paved patio area, lawn, border with plants, bin storage area, outside water tap and lighting. Driveway parking to the front with paved path and hedging.



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Sizes And Dimensions Are Approximate. Actual May Vary.

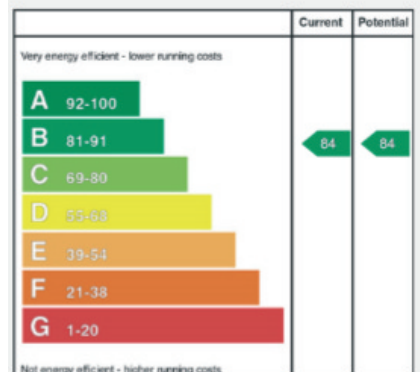
Location:

From Belfast, come off the M1 at Lisburn. Take the first exit onto Saintfield Road, take the first left onto Plantation Road. Turn left onto Plantation Avenue then right onto Mount Royal. Turn left after the roundabout in Mount Royal. Ballantine Lane is the first turn on the left.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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Energy Rating

Epc Type: Domestic
 Current: B84
 Potential: B84
 EPC Landmark Code: 9633-0935-6830-2985-7996
[Epc Certificate](#)



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