



This superb three storey modern semi detached property is ideally located within the prestigious and much sought after Ballantine Garden Village development and overlooks a delightful, communal landscaped lawn area.

The property is presented to a high level of finish throughout with upgraded kitchen and bathrooms over the standard development finishes.

This home is situated in a convenient location close to Lisburn and Belfast and within commuting distance of many areas, including Dublin, via the M1 Motorway network.

Internal inspection is highly recommended.

Offers Around  
£285,000

23 Ballantine Gardens,  
Hillhall Road,  
Lisburn,  
BT27 5FB

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Substantial Semi Detached Property in a Popular and Established Modern Development
- Good Sized 1st Floor Lounge with Feature Living Flame Gas Fire
- Luxury Fitted Kitchen with Built in Appliances and Open Plan to Family/Dining Area/Separate Utility Room
- 4 Double Bedrooms including Master with Walk in Wardrobe and Ensuite Shower Room
- Family Bathroom/Additional Ground Floor Cloakroom with WC
- Exceptional Level of Presentation Throughout
- Driveway Parking for 2 Cars/Gas Central Heating/Double Glazed Windows/Alarm Systems
- Delightful Enclosed and Private Landscaped Rear Garden
- Prime Location, Convenient to Many Local Amenities Including Shops, Schools and Public Transport
- Convenient to M1 Motorway Network Providing Access to Many Parts of the Province
- Early Enquiries are encouraged



The Property Comprises:

## Ground Floor

ENTRANCE: Front door with glazed fan light to...

RECEPTION HALL: Tiled floor feature radiator low voltage spot lights, under stairs storage.

CLOAKROOM: White suite comprising wc, 1/2 pedestal wash hand basin with splash tiling, tiled floor, low voltage spot lights, extractor fan.

LUXURY FITTED KITCHEN OPEN PLAN TO LIVING/DINING AREA: 30' 8" x 11' 5" ( 9.35 x 3.48 )

Extensive range of high gloss high and low level units, Granite work surfaces, 1 1/2 basin stainless steel sink unit with mixer tap and granite drainer, concealed lighting, integrated Bosch dishwasher, frosted glass splash back, twin Neff eye level electric ovens, Neff integrated microwave oven, Neff integrated coffee maker, integrated fridge freezer. central island unit with matching granite work surfaces, 5 ring gas hob with extractor over, space for wine fridge, low voltage spot lights, tiled floor, 2 x uPVC double glazed doors to rear.



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UTILITY: 10' 4" x 7' 1" ( 3.15 x 2.16 ) Matching range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, matching tiled floor, part tiled walls, integrated washing machine, integrated tumble dryer, concealed gas fired boiler.

#### First Floor

LANDING: Low voltage spot lights, feature radiator.

LOUNGE: 19' 0" x 13' 1" ( 5.79 x 3.99 ) Low voltage spot lights, feature raised living flame gas fire.



BEDROOM 4: 11' 7" x 9' 10" ( 3.53 x 3 ) Low voltage spotlights.

FULLY TILED BATHROOM: White suite comprising tiled panelled bath with mixer tap, vanity unit, fully tiled shower cubicle, low flush wc, fully tiled walls, low voltage spot lights, extractor fan.





## Second Floor

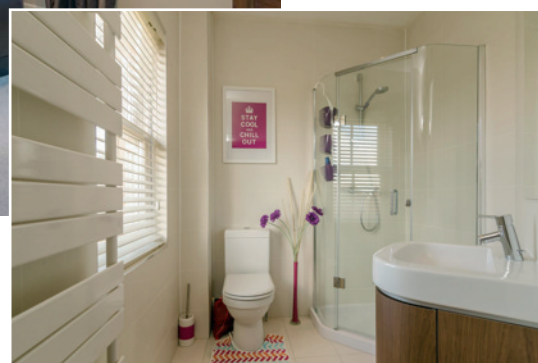
LANDING: Low voltage spot lights, airing cupboard.

BEDROOM 1: 15' 0" x 13' 2" ( 4.57 x 4.01 ) Built in storage, walk in dressing room fully fitted with wardrobes, storage and drawers.

ENSUITE SHOWER ROOM: White suite comprising, low flush wc, fully tiled shower cubicle, fully tiled walls, tiled floor, low voltage spot lights, extractor fan, heated towel rail.



BEDROOM 2: 10' 4" x 9' 10" ( 3.15 x 3 ) Low voltage spot lights, access to roofspace.





BEDROOM 3: 9' 10" x 8' 5" ( 3 x 2.57 ) Low voltage spot lights.

#### OUTSIDE:

Driveway parking for 2 cars to front. Landscaped, enclosed and private rear garden with spacious sheltered private patio area, flower beds, garden pond with surrounding rockery, artificial grass.



#### Rates Payable

For the period April 2023 to March 2024 £1,422.22

#### Tenure

We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

#### Notice

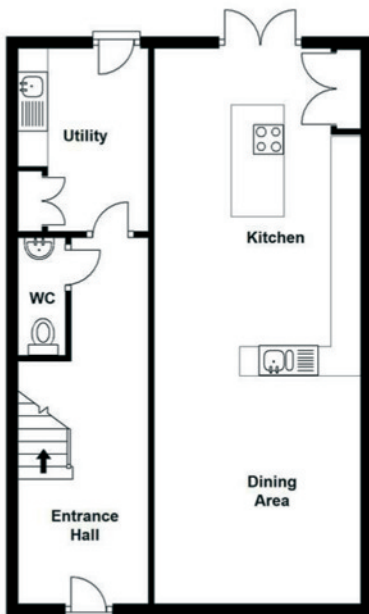
Please note that Photography used in marketing particulars was taken prior to the current tenancy (Expiring in June 2024)





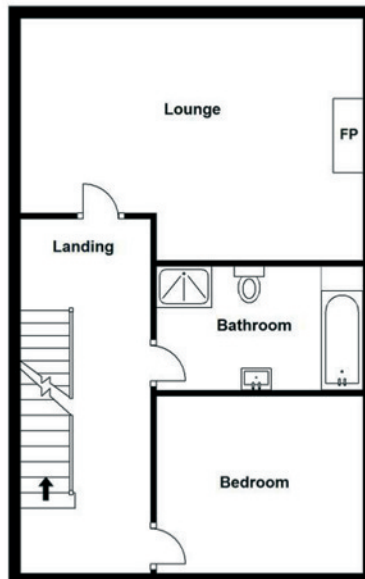
**Ground Floor**

Approx. 54.5 sq. metres (586.6 sq. feet)



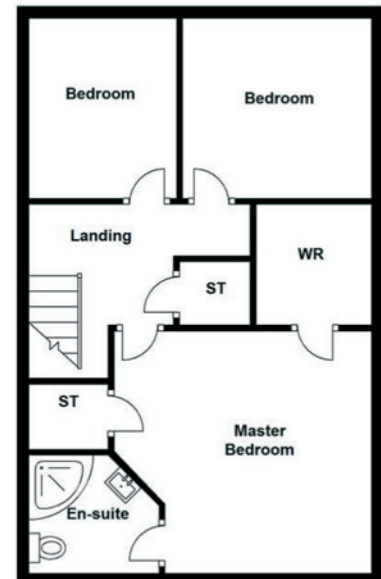
**First Floor**

Approx. 54.5 sq. metres (586.6 sq. feet)



**Second Floor**

Approx. 55.4 sq. metres (596.6 sq. feet)



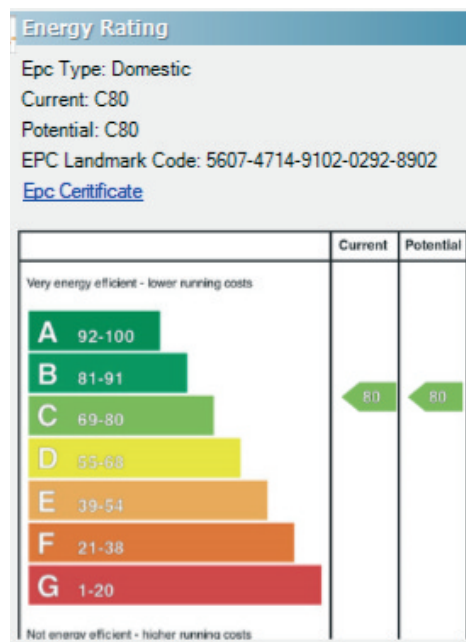
Total area: approx. 164.4 sq. metres (1769.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**23 Ballantine Village**

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Location:

Ballantine Garden Village is located at the Lisburn end of Hillhall Road.

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