



**c. 2250 sq ft
over 3 floors**



100 Ballantine Gardens, Lisburn

OIRO £450,000 Freehold

A truly stunning stone fronted 5 bedroom detached family home extending to c. 2250 sq ft and offering spacious living accommodation over three floors within the highly sought after Ballantine Gardens.

Detached family home | 2 Reception | 5 Bedrooms | Open plan Kitchen/dining/living | Utility room | Garden room | Gas heating | Intruder alarm system | PVC sash style windows to front elevation |

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A truly stunning stone fronted 5 bedroom detached family home extending to c. 2250 sq ft and offering spacious living accommodation over three floors within the highly sought after Ballantine Gardens.

The prestigious Ballantine Gardens is renowned for its luxury, yet timeless design and excellent location for those commuting to Belfast or joining the M1 at nearby Lisburn, providing superb accessibility to other provincial centres.

Beautifully designed and set around a central hallway the ground floor accommodation offers two separate reception rooms and an impressive open plan kitchen dining and family room with high ceilings and plenty of natural light, a utility room and toilet.

The first and second floors offer a spacious master bedroom suite comprising luxury ensuite shower room and walk in dressing room, 4 further bedrooms and deluxe main bathroom with contemporary roll freestanding bath.

The landscaped easily maintained gardens to front and rear together with on site driveway parking. Useful garden room offers flexible external space suitable for home office gym or teenage hideout.

Contact us to book your viewing appointment and take the first step towards owning this fantastic family home.

Tenure: Freehold

GROUND FLOOR :

Entrance hall

Panelled entrance door with window over. Polished tiled floor. Painted balustrade and spindle staircase to upper floors. Cupboard and open storage under stairs. Double panelled radiator. Alarm panel.

Lounge

w: 3.2m x l: 5.17m (w: 10' 6" x l: 17')

Engineered wooden flooring. Feature wood panelled wall. Double panelled radiator.

Family room

w: 2.7m x l: 5.17m (w: 8' 10" x l: 17')

Engineered wooden flooring. Double panelled radiator.

L shaped kitchen/dining/living area

w: 3.62m x l: 6.03m (w: 11' 11" x l: 19' 9")

Superb open plan kitchen with living and dining areas.

Range of contemporary grey units with contrasting square edge worktops. Inset sink unit with mixer tap. Built in 'Belling' microwave and gas oven. Integrated dishwasher. Integrated fridge /freezer.

Island unit with breakfast bar, cupboards and drawers. 4 ring gas hob with feature extractor unit over.

Part tiled walls. Polished tiled floor. Spot lights.

2 double panelled radiators.

Open plan to living area.

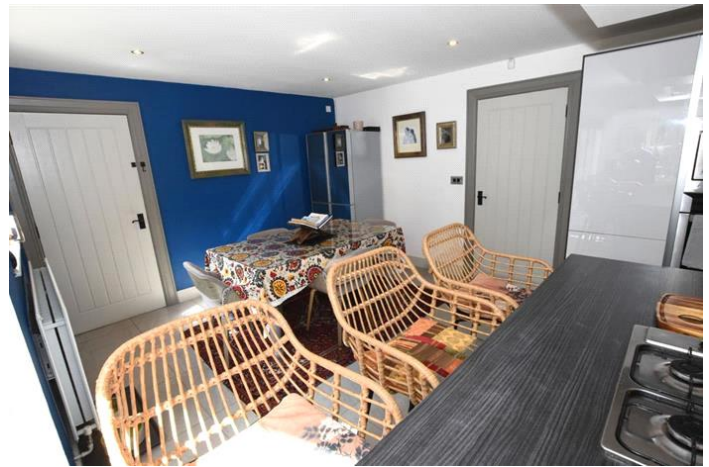
Living area

w: 3.74m x l: 4.97m (w: 12' 3" x l: 16' 4")

Feature vaulted roof to living area with 2 velux roof lights. French doors to rear.

Utility Room

Gas boiler in cupboard. Plumbed for washing machine and dishwasher. Space for tumble dryer. Square edged worktop. Polished



tiled floor. Part glazed PVC door to rear. Extractor fan. Single panelled radiator.

WC

Wash hand basin on vanity, mixer tap. Low flush WC. Spotlights. Single panelled radiator.

FIRST FLOOR:

Landing

Storage cupboard with single panelled radiator.

Double panelled radiator.

Bedroom 1

w: 3.4m x l: 5.34m (w: 11' 2" x l: 17' 6")

Laminate flooring. Double panelled radiator.

Dressing room

Excellent range of open fronted wardrobes with hanging and shelving. Laminate flooring. Single panelled radiator.

En-suite

Large tiled shower cubicle with rainhead shower. Wash hand basin on vanity, mixer tap, tiled splashback. Low flush WC. Spot lights. Extractor fan. Tiled floor. Double panelled radiator.

Bathroom

Contemporary freestanding bath, mixer tap and shower attachment. Semi pedestal wash hand basin, mixer tap. Tiled floor to ceiling splashback. Low flush WC. Wood effect tiled floor. Spotlights. Extractor fan. Contemporary chrome towel radiator.

Bedroom 2

w: 2.64m x l: 3m (w: 8' 8" x l: 9' 10")

Laminate flooring. Double panelled radiator.

Bedroom 3

w: 3.24m x l: 4.61m (w: 10' 8" x l: 15' 1")

Laminate flooring. Double panelled radiator.

SECOND FLOOR:

Landing

Bedroom 4

w: 3.47m x l: 5.85m (w: 11' 5" x l: 19' 2")

Under eaves storage. 2 velux windows. Double panelled radiator.

Bedroom 5

w: 3.25m x l: 5.85m (w: 10' 8" x l: 19' 2")

Laminate flooring. Under eaves storage. 2 Velux windows. Access to roofspace. Double panelled radiator.

Shower Room

Tiled shower cubicle with dual rainhead and hand held showers. Semi pedestal wash hand basin, mixer tap, tiled splashback. Low flush WC. Velux window. Spotlights. Tiled floor. Extractor fan. Double panelled radiator.

Outside

Paved paths to front door. Shrub bed.

Pavior driveway.

Enclosed rear garden with timber fence surround, gates to both sides. Paved paths and patio area. Artificial grass. Garden shed.

Garden room

w: 2.84m x l: 3.4m (w: 9' 4" x l: 11' 2")

Decked surround. Privacy glass with sliding door. Window to rear. Underfloor heating. Laminate flooring.

Tenure

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

Rates payable

Details from the LPSNI website- rates payable 2024/2025 of £2088.00



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	82
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.