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4 Ballantine Square
Hillhall Road, Lisburn
BT27 5FU
Offers Over £279,950

4 BALLANTINE SQUARE, BT27 5FU

- **Superb Semi Detached Property in a Popular and Established Modern Development**
- **Good Sized Lounge**
- **Bespoke Kitchen Open Plan to Dining Area and Family Room / Utility Room**
- **3 Bedrooms Including Master with Ensuite Shower Room**
- **Family Bathroom and Additional Ground Floor Cloakroom**
- **Exceptional Level of Presentation and Decoration Throughout**
- **Driveway Parking for Several Cars / Gas Central Heating / Double Glazed Windows**
- **Delightful Landscaped Enclosed Rear Garden with Sheltered Patio Area**
- **Prime Location, Convenient to Many Local Amenities Including Shops, Schools and Public Transport**
- **Convenient to the M1 Motorway Network, Lisburn, Belfast and Sprucefield Shopping Complex**

This superb semi detached property is ideally located within a quiet cul de sac in the prestigious and much sought after Ballantine Garden Village development.

The property is presented to the highest level of specification as the current owners have upgraded the original finish which can particularly be noticed in the kitchen and bathrooms. The well proportioned accommodation briefly comprises an entrance hall, spacious lounge, superb kitchen with dining area and open plan to family room along with a separate utility room and cloakroom with wc on the ground floor.

On the first floor there are three bedrooms including one with an ensuite shower room along with a family bathroom.

In addition, the property benefits from gas central heating and double glazed windows whilst, externally there is ample driveway parking and an enclosed, private rear garden.

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.







PROPERTY COMPRISES

Front door with glazed window over to reception hall.

RECEPTION HALL Tiled floor, bespoke under stairs storage.

CLOAKROOM/STORAGE CUPBOARD White suite comprising low flush WC, vanity unit with black fittings and splash tiling, tiled floor, low voltage spotlights, extractor fan.

LOUNGE 13' 0" x 11' 8" (3.96m x 3.56m)

LUXURY FITTED KITCHEN OPEN PLAN TO DINING AREA 12' 5" x 18' 5" (3.78m x 5.61m) Extensive range of high and low level units, quartz work surfaces with matching splashback and mirrored tiles, integrated fridge and freezer, Nexus cooker range, concealed under unit lighting, island unit with matching quartz work surfaces, stainless steel sink unit with Quooker tap, breakfast bar, integrated dishwasher, low voltage spotlights, tiled floor.

OPEN ARCH TO FAMILY ROOM 10' 8" x 10' 2" (3.25m x 3.1m) Matching tiled floor, feature corner windows and patio door to rear.

UTILITY ROOM 8' 3" x 5' 8" (2.51m x 1.73m) Range of units, work surfaces with matching splashback, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, matching tiled floor and external access.





FIRST FLOOR LANDING Access to roof space, which is part floored for storage, airing cupboard.

BEDROOM 14' 8" x 12' 0" (4.47m x 3.66m) Extensive range of built in robes and storage.

ENSUITE SHOWER ROOM White suite comprising vanity unit with storage, display shelves, splash tiling and black fittings, WC, fully tiled shower cubicle with rainwater shower and black fittings, feature tiled floor, low voltage spotlights, extractor fan.

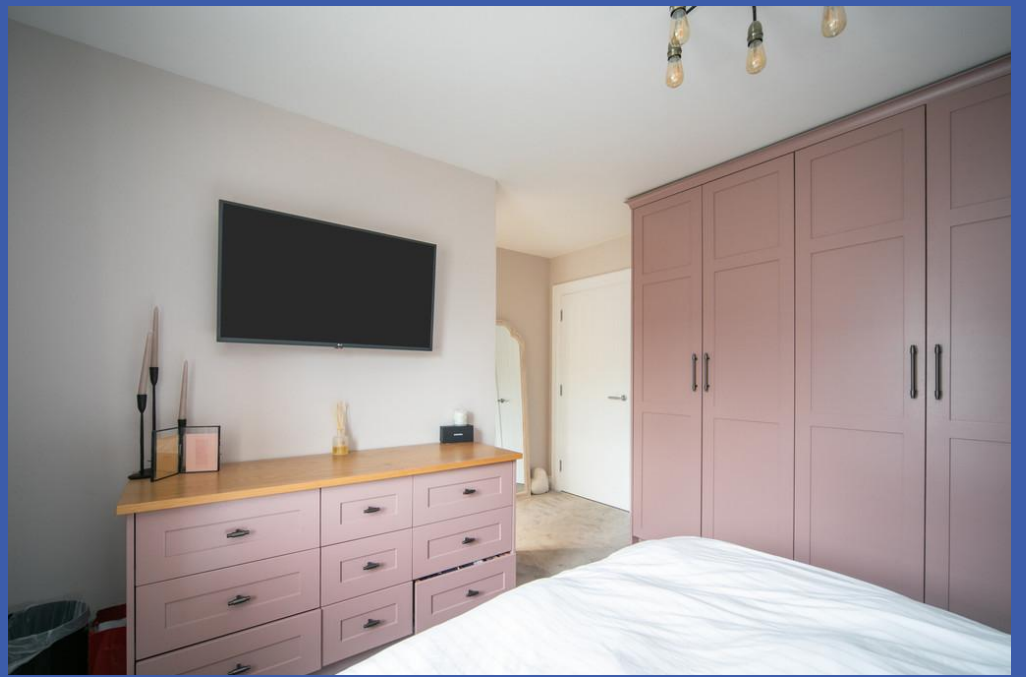
BEDROOM 13' 2" x 10' 2" (4.01m x 3.1m) Built in mirror fronted slide robes and storage.

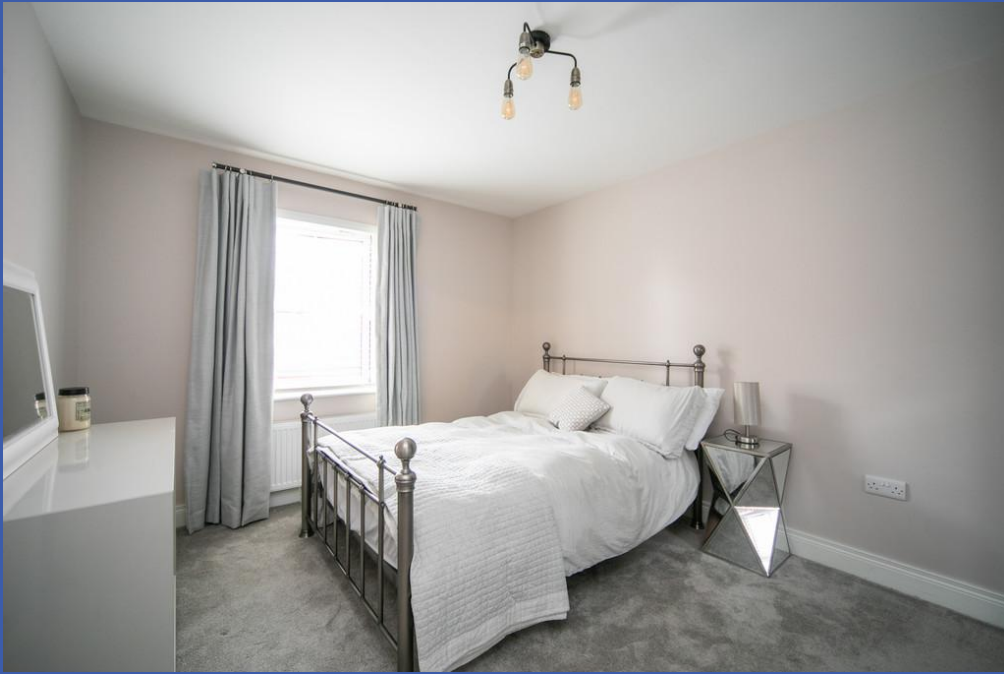
BEDROOM 9' 6" x 7' 9" (2.9m x 2.36m) Laminate wood effect floor.

BATHROOM White suite comprising tiled panelled bath with attractive splash tiling, mixer tap, rainwater shower and black fittings, vanity unit with storage, splash tiling, low flush WC, tiled floor, heated towel rail, low voltage spotlights and extractor fan.

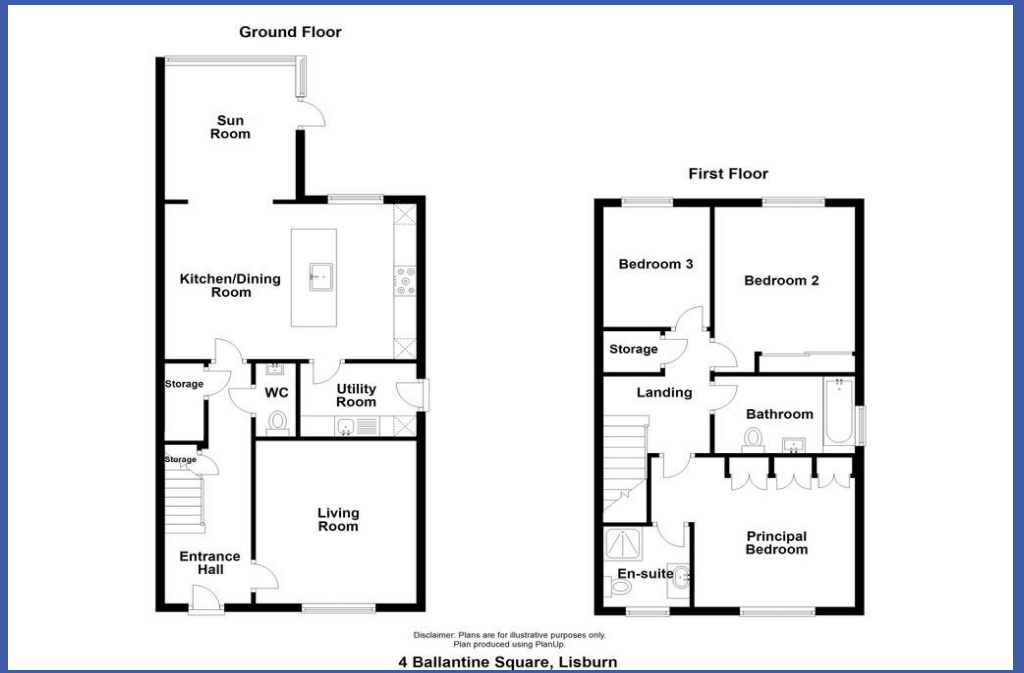
OUTSIDE Quiet cul de sac location, paved driveway with parking for two cars. Enclosed and private rear garden in lawns with boundary fence and sheltered paved patio area.

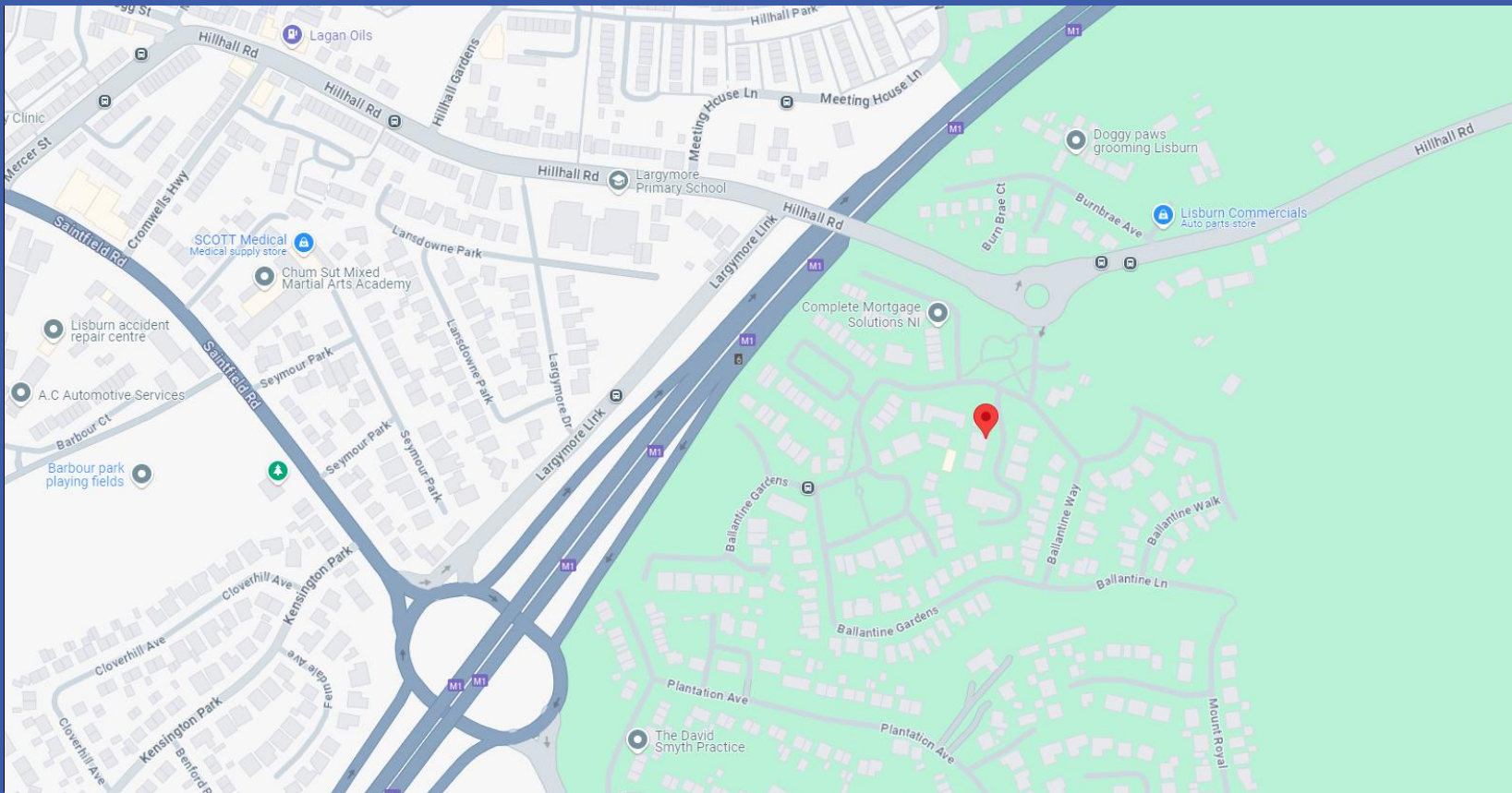












Directions:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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