



100 Ballantine Gardens represents a superb opportunity to acquire a fantastically appointed five bedroom detached family home in a popular residential development within striking distance of Lisburn City Centre. Of recent construction and providing fixtures and fittings to the highest standard throughout, number 100 provides a superb blank canvas with nothing needing done apart from simply moving in.

This superb address offers ease of access for the city commuter and is ideally positioned on the Belfast side of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

In short, the property comprises of a spacious entrance hall, two front reception rooms, open plan kitchen living dining room with fitted kitchen and high vaulted ceiling, utility room, downstairs WC, five well-appointed bedrooms, main bedroom with en-suite shower room and walk in wardrobe and a further two family bathrooms with modern white suites.

Offers Around
£425,000

100 Ballantine Gardens,
LISBURN,
BT27 5FJ

Viewing by
appointment with
& through agent
028 9266 1700

The property further benefits from UPVC double glazing throughout, gas fired central heating, tarmac driveway providing private off-street parking, front garden in lawns with patio walkway, landscaped rear garden with excellent privacy and a purpose built office pod with heat, light and electric supply.

With generously proportioned room sizes throughout, an excellent energy efficiency rating and requiring minimal maintenance, early internal inspection is highly recommended to appreciate all this property has to offer.



- Superbly Presented Five Bedroom Detached in the Popular Ballantine Development, Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Two Separate Front Reception Rooms
- Open Plan Kitchen Living Dining Space with Fitted Kitchen and Ample Space for Casual Dining
- Open to Sun Room with French Doors to Rear Garden and High Vaulted Ceilings
- Utility Room and Downstairs WC
- Five Well Appointed Bedrooms Over Two Floors
- Main Bedroom with En-Suite Shower Room and Walk in Wardrobe
- Two Further Family Bathrooms with Modern White Suites
- Excellent Additional Built in Storage Throughout and Into Eaves
- Tarmac Driveway with Excellent Off Street Parking
- Front Garden with Patio Walkways
- Enclosed Rear Garden with Excellent Privacy
- Purpose Built Office Pod with Heating, Lighting and Electric
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Excellent Energy Rating with Low Running Costs and Low Maintenance
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

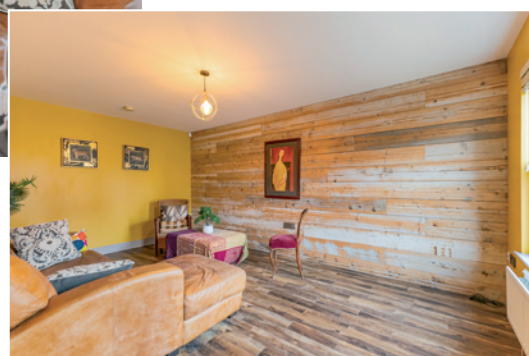
Hardwood front door with top light to:

RECEPTION HALL: Polished tiled floor, generous understairs storage/cloaks. Built-in storage cupboard with access to electric metre.

PLAYROOM: 16' 8" x 9' 0" (5.08m x 2.74m) (at widest points). Outlook to front.



LOUNGE: 16' 9" x 10' 5" (5.11m x 3.18m) (at widest points). Outlook to front. Laminate wood effect floor.



L-SHAPED KITCHEN/LIVING/DINING: 28' 2" x 19' 7" (8.59m x 5.97m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, laminate worktops, drainer sink with chrome tap and separate attachment, built-in high level Belling oven and grill, built-in high level microwave. Built-in dishwasher and fridge/freezer, low voltage spotlights. Breakfast island with seating area, four ring gas hob with extractor fan above. Polished tiled floor, space for fridge/freezer, ample space for casual dining. Lounge area with high ceiling and double Velux window. Low voltage spotlights, uPVC French doors to rear patio garden. Feature picture window.



UTILITY ROOM: Range of high and low level units, laminate work tops, plumbed for washing machine, vented for tumble dryer. Gloworm gas fired boiler, space for dishwasher, polished tiled floor.

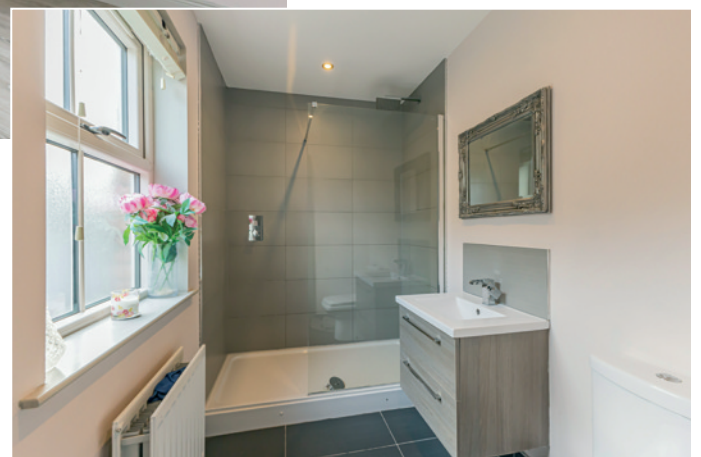
DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, floating wash hand basin, chrome mixer tap, tiled splashback, cabinet below, frosted glass window, polished tiled floor, low voltage spotlights.

First Floor

LANDING: Built-in storage cupboard.

BEDROOM (1): 17' 5" x 11' 2" (5.31m x 3.4m) (at widest points). Outlook to rear. Laminate wood effect flooring.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and tiled splashback, built-in cabinet below. Shower with drying area and fixed glass screen, fully tiled enclosure with chrome thermostatic control valve and telephone hand shower, low voltage spotlights, extractor fan. Frosted glass window and tiled floor. Walk-in wardrobe with laminate flooring, range of built-in storage and robes.



FAMILY BATHROOM: White suite comprising low flush wc with push button, free-standing bath with chrome mixer tap and telephone hand shower, floating wash hand basin with half pedestal and chrome mixer tap, part tiled walls, tiled floor, chrome heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (5): 9' 9" x 8' 7" (2.97m x 2.62m) (at widest points). Outlook to front. Laminate flooring.
BEDROOM (3): 15' 11" x 10' 6" (4.85m x 3.2m) (at widest points). Outlook to front. Laminate flooring.



Second Floor

SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and tiled splashback. Feature patterned tiled floor, corner shower unit with glass sliding door. Shower with thermostatic control valve, telephone hand shower and rain shower head, low voltage spotlight, extractor fan.



BEDROOM (2): 22' 4" x 10' 7" (6.81m x 3.23m) (at widest points). Velux window, laminate flooring. Storage into eaves.

BEDROOM (4): 22' 3" x 11' 4" (6.78m x 3.45m) (at widest points). Velux window. Outlook to rear. Storage into eaves.



Outside

Paved walkway. Tarmac driveway with parking for two cars.

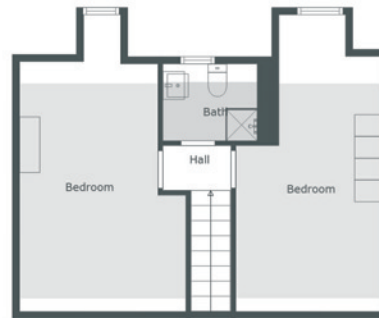
REAR GARDEN: Enclosed private rear garden, part patio, part laid in artificial lawn with surrounding flowerbeds. Excellent degree of privacy. Outside light and power supply.

PURPOSE BUILT OFFICE: 11' 4" x 9' 3" (3.45m x 2.82m) Low voltage spotlighting, laminate flooring, under floor heating. Power, light and uPVC sliding doors to surrounding decking.





Floor 2



Floor 3

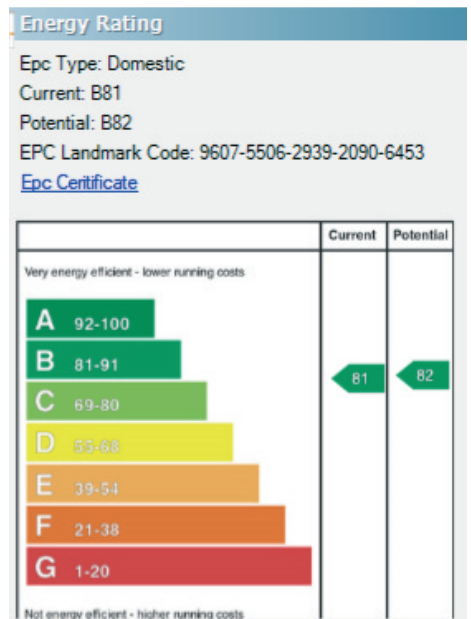


Floor 1

Location:

100 Ballantine Gardens is located off the Hillhall Road roundabout.

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



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