

simonBRIEN
RESIDENTIAL

104 Ballantine Gardens,
Lisburn, BT27 5FJ



Offers Over £340,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Three Storey Stone Finish Detached Family Home Set Within Consistently Sought After Development Of c. 2,250 Sq Ft
- Deceptively Spacious Accommodation Finished To A Superb Standard Throughout
- Luxury Fully Fitted Kitchen With Granite Worktops And Centre Island With SMEG Triple Oven Open To Casual Dining Area And Sun Room
- Separate Utility Room And Downstairs Cloakroom
- Five Double Bedrooms Including Master With Walk-In Dressing Room And Luxury Ensuite Shower Room
- Luxury Fully Tiled Bathroom With Separate Shower And Additional Second Floor Shower Room
- Gas Fired Central Heating And UPVC Double Glazing
- Alarm System Installed
- Fully Wired For Cat 6 Wiring In Every Room
- Beam Vacuum System
- Integral Garage
- Enclosed Rear Garden In Patios And Lawns And Paved Parking To The Front
- Prime Location Convenient To Many Local Amenities Including Shops, Schools And Public Transport
- Popular And Sought After Location On Periphery Of Lisburn City Centre, Close To Motorway Networks And Sprucefield Shopping Centre With The Lagan Towpath 1km Away

SUMMARY

We are delighted to offer for sale this superb three storey detached family home which has a stone finish within the consistently popular Ballantine Garden Village Development.

This particular property has been finished to a very high standard by the current vendors and offers a luxury fitted kitchen and sanitary ware throughout the bathrooms and ensuites. The property also has extras such as being wired for Cat 6 wiring and a beam vacuum system. This particular house is well positioned at the back of the development.

The accommodation, which is exceptionally well appointed over three floors, offers a five bedroom layout, together with spacious open plan living/dining/sun room, together with a spacious lounge, utility room, downstairs WC, bathroom, ensuite, and



additional shower room. The property also benefits from paved parking to the front and enclosed gardens to the rear.

Perfectly situated on the periphery of Lisburn, the property is convenient to the city centre, various motorway networks connecting Belfast city centre and further afield, with Sprucefield Shopping Centre a short drive away.

With such low maintenance and modern accommodation on offer, viewing is strongly recommended by appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

PVC front door.

RECEPTION HALL:

Ceramic tiled floor.

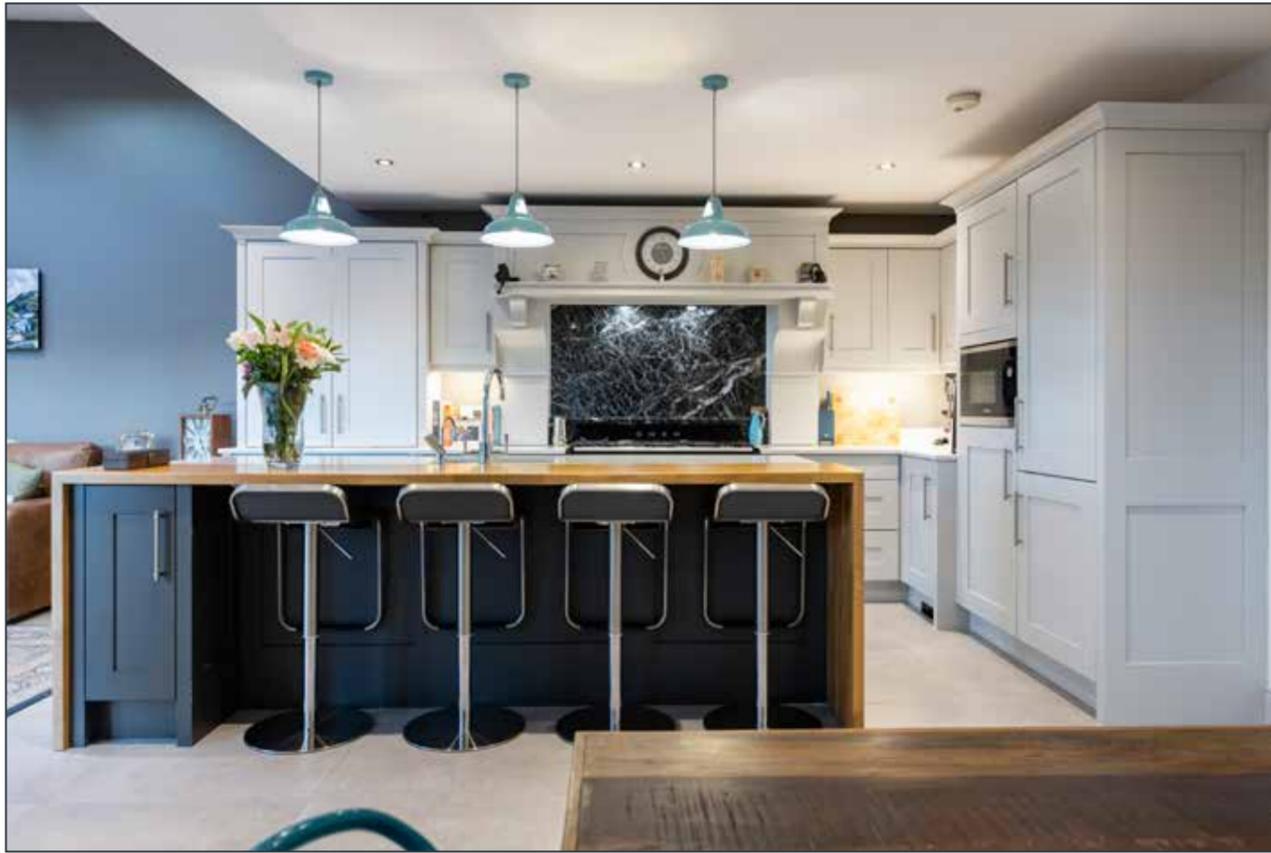
LOUNGE:

17' 0" x 10' 8" (5.18m x 3.25m)

KITCHEN OPEN PLAN TO LIVING/DINING AREA:

29' 0" x 19' 9" (8.85m x 6.02m) (at widest points)

Range of high and low level units. Integrated fridge freezer. SMEG triple oven with 7 ring gas hob. Granite splashback. Extractor fan. Bosch integrated dishwasher. Pull out bin. Inset Blanco sink. Filtered water tap and Quooker hot water tap. Bosch integrated microwave. Granite worktops. Central island unit. Display cupboards. Low voltage spotlights. Velux window. Ceramic tiled floor. Twin uPVC double doors leading outside.



UTILITY ROOM:

Range of high and low level units. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink unit. Matching ceramic tiled floor.

DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin. Low voltage spotlights. Extractor fan.

INTEGRAL GARAGE:

16' 10" x 8' 10" (5.14m x 2.68m)

Up and over door. Power and light. Beam vacuum system. Gas boiler. Cat 6 wiring.

FIRST FLOOR

LANDING:

Shelved hot press.

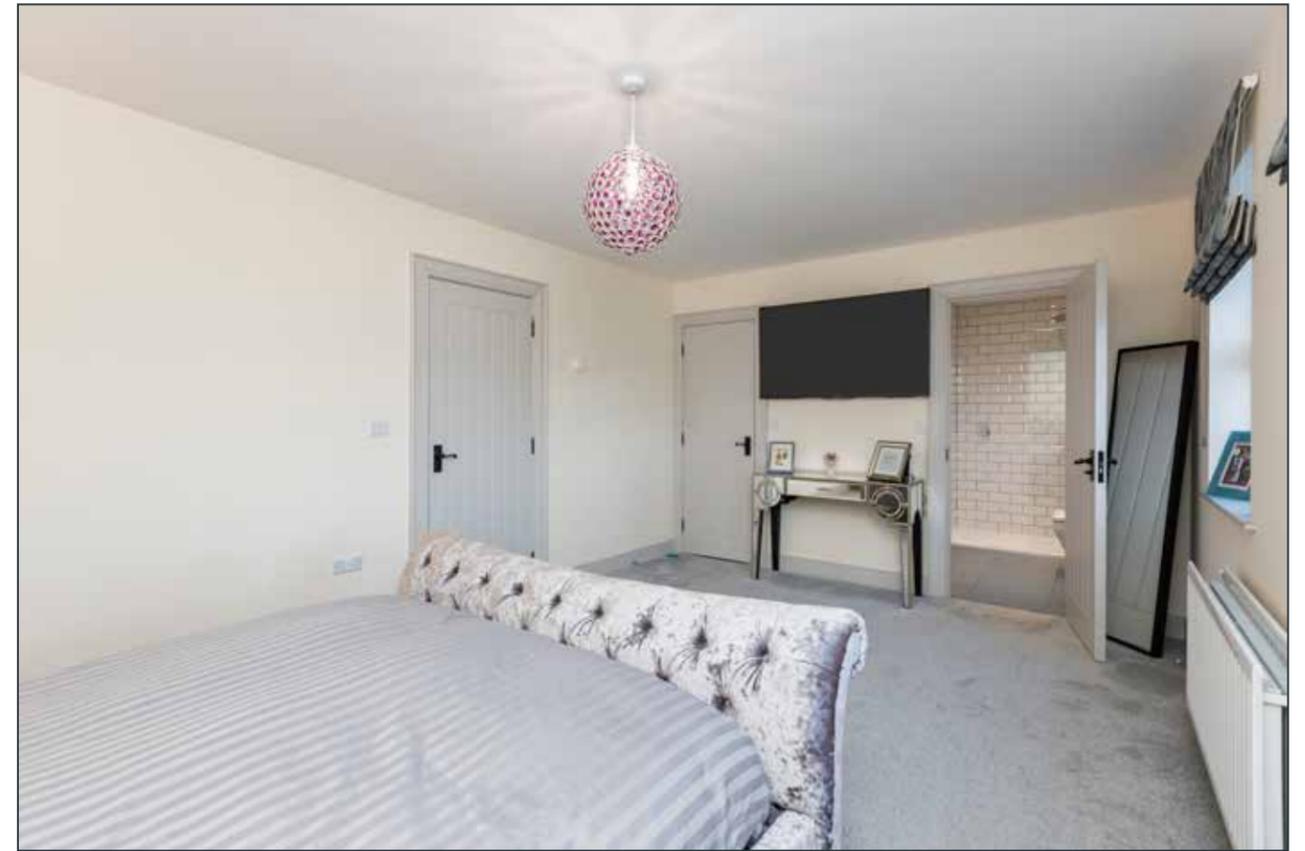
MASTER BEDROOM:

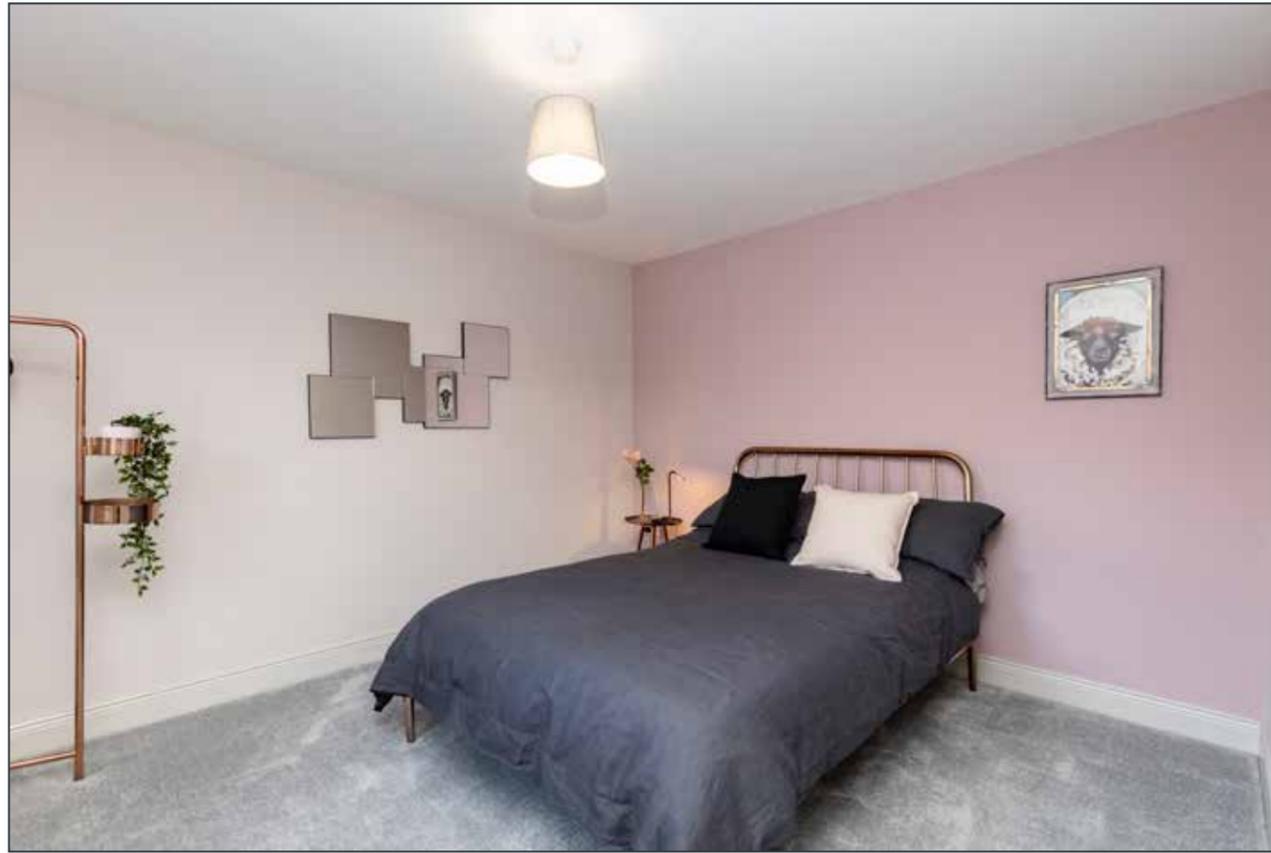
17' 7" x 11' 1" (5.35m x 3.39m)

Walk-in dressing room.

ENSUITE SHOWER ROOM:

Low flush WC. Twin wash hand basins and vanity unit. Double walk-in tiled shower with rain head attachment. Ceramic tiled floor. Low voltage spotlights. Extractor fan.





BEDROOM (2):
12' 5" x 10' 7" (3.78m x 3.23m)

BEDROOM (3):
9' 10" x 8' 10" (3.01m x 2.69m)

BATHROOM:

Fully tiled. Low flush WC. Pedestal wash hand basin. Freestanding bath. Corner shower cubicle with rain head attachment. Low voltage spotlights. Extractor fan.

SECOND FLOOR

LANDING:

BEDROOM (4):
22' 4" x 11' 3" (6.81m x 3.44m)

Storage in eaves. Velux windows.

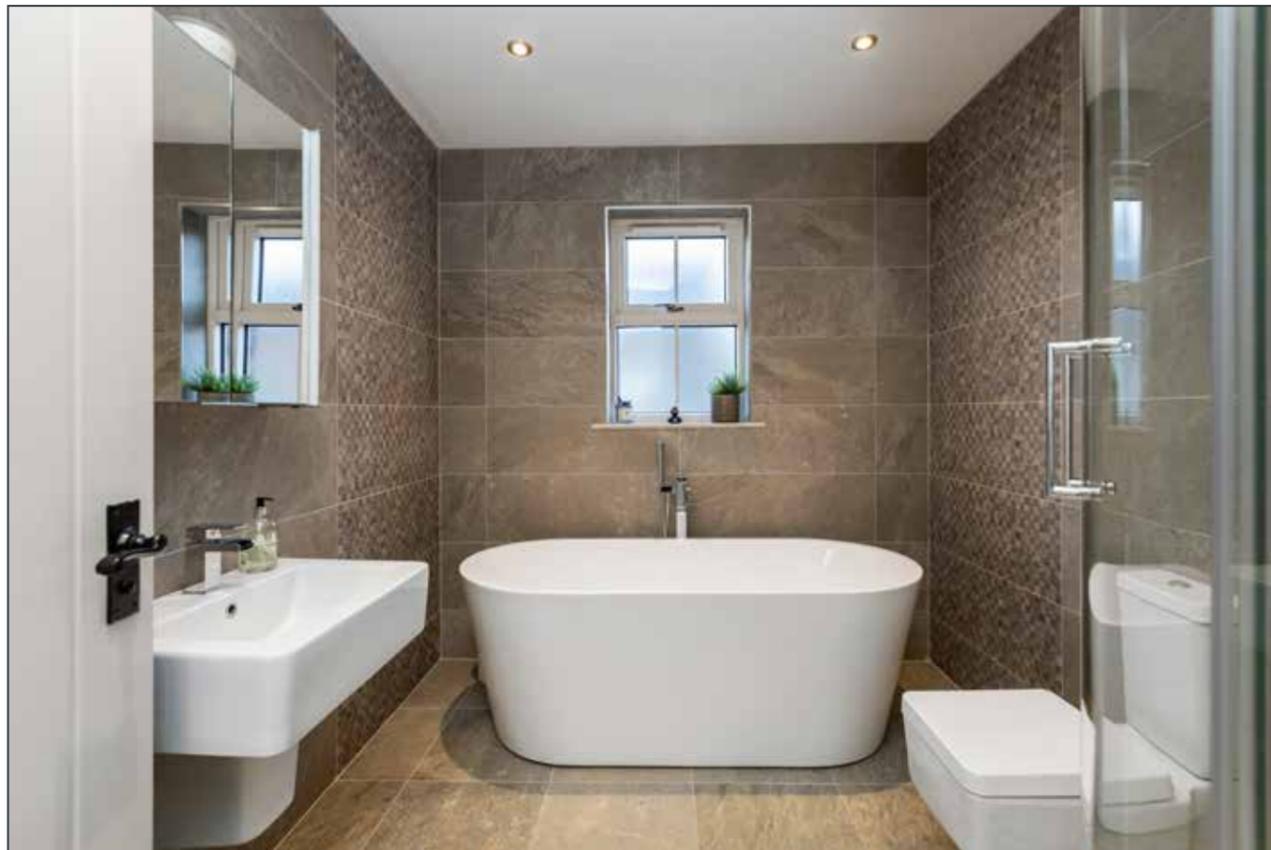


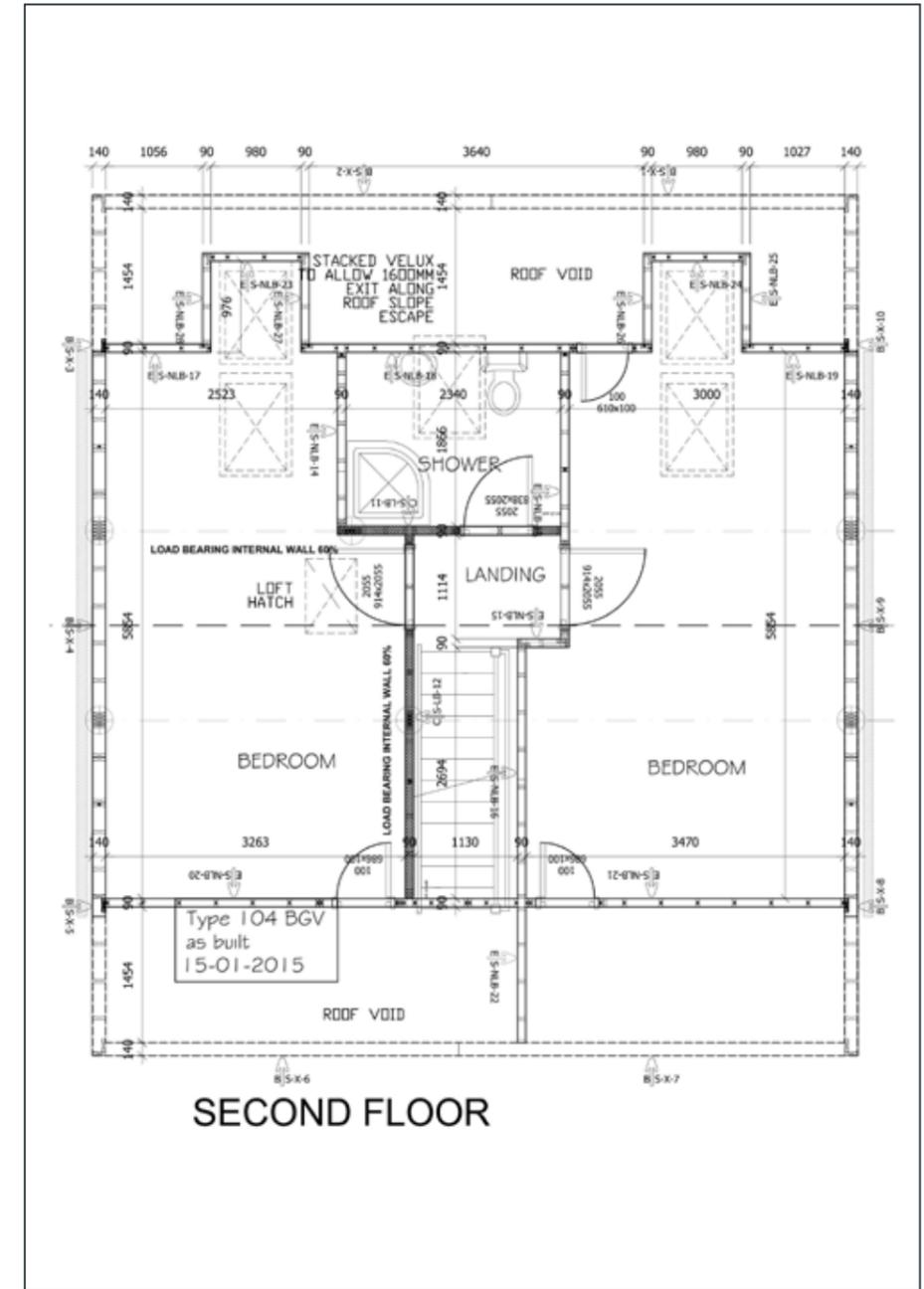
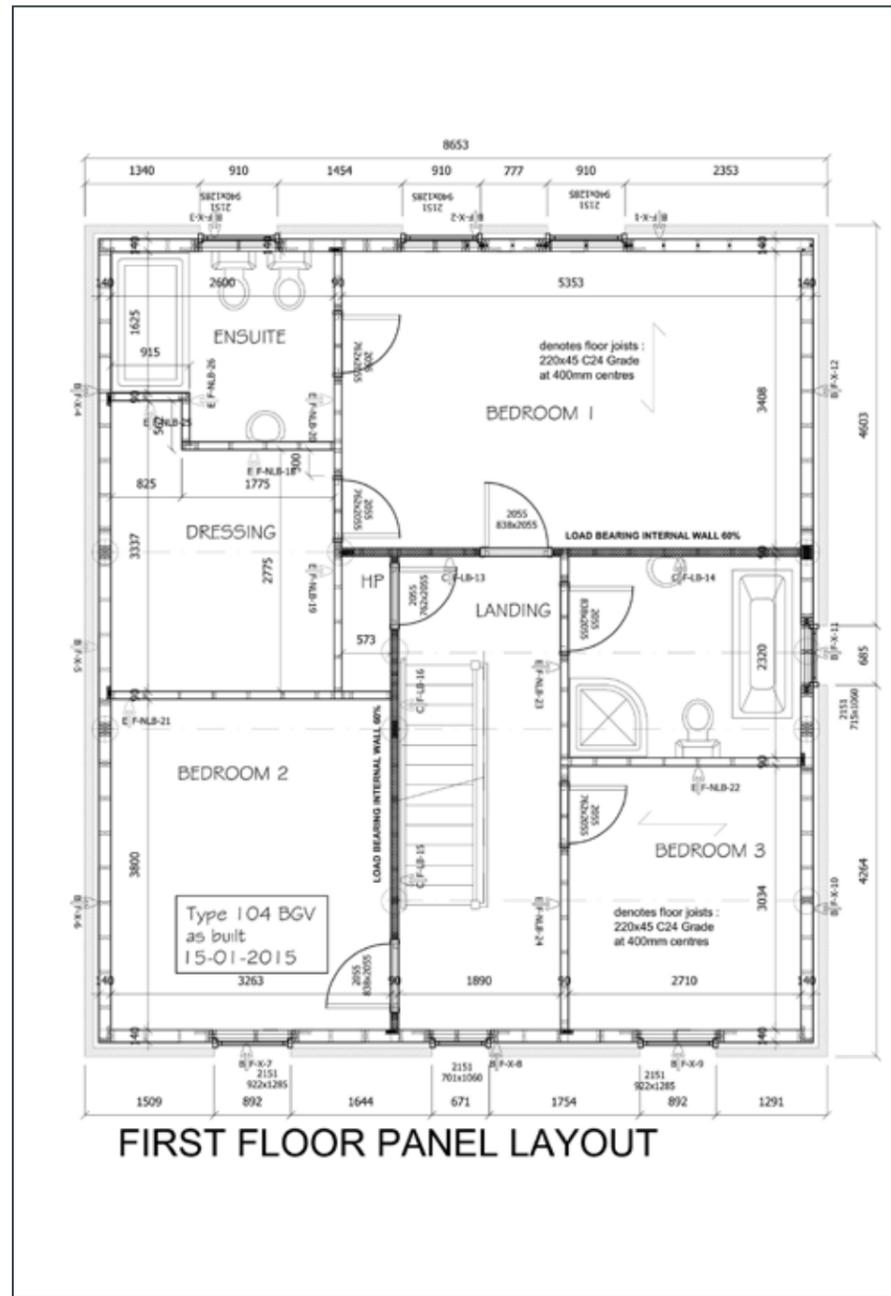
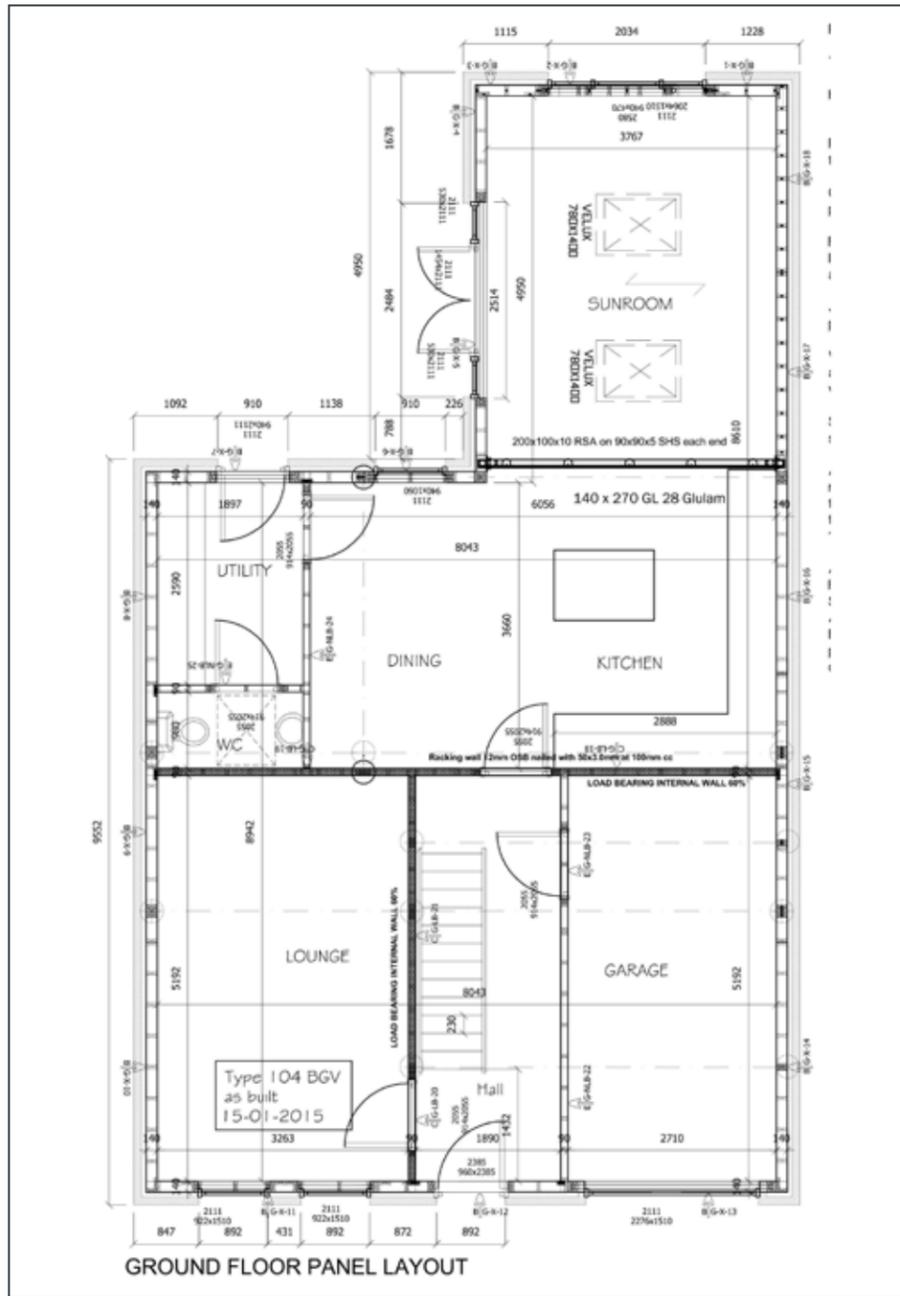
BEDROOM (5):
22' 3" x 10' 8" (6.79m x 3.24m)

Access to roof space. Velux window.

SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Corner shower cubicle with rain head attachment. Velux window. Low voltage spotlights. Extractor fan. Ceramic tiled floor.



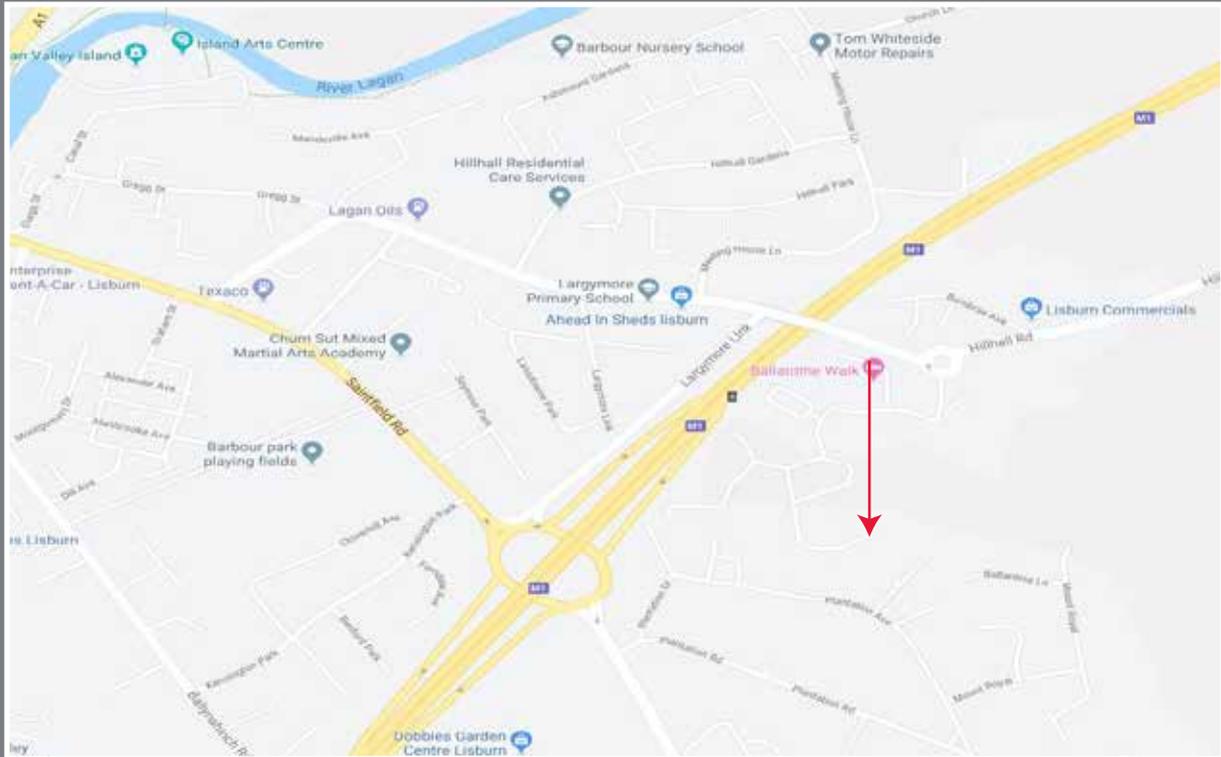


OUTSIDE

Paved driveway parking to the front for two vehicles. Enclosed garden in lawn with paved sitting area. Outside tap and light.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

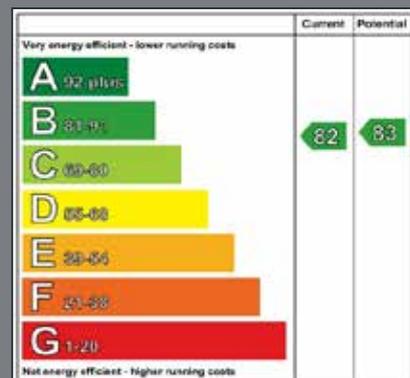


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/B/20/FB



EPC REF: 2569-2098-0355-6595-5924

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