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**15 Ballantine Way**

Lisburn  
BT27 5FQ

**Offers In Region Of £349,950**

## 15 BALLANTINE WAY, LISBURN, BT27 5FQ

- Substantial Detached Property in Popular and Established Modern Development
- Four Spacious Bedrooms And Study
- Excellent Open Plan Living/Dining/Kitchen With Feature Vaulted Ceiling
- High Specification Fitted Kitchen With Range Of Integrated Appliances
- Lounge With Fireplace
- Family Bathroom, Shower Room, Master Bedroom En-Suite And Ground Floor WC
- First Floor Utility Space
- Double Glazed Windows / Gas Fired Central Heating
- Enclosed Rear Garden And Driveway Car Parking
- Prime Location Convenient to Many Local Amenities/Convenient to M1 & A1 Road Networks

This superb detached property is ideally located within the prestigious and much sought after Ballantine Garden Village development. The flexible accommodation will suit a host of potential purchasers.

The property is presented to the highest level of specification as the current owners have extensively enhanced the original finish. This can particularly be noticed in the kitchen and bathrooms which all have a contemporary modern look.

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

Composite entrance door with glazed top light.

**ENTRANCE HALL** Stairs to first floor, storage cupboard, tiled floor.

**WC/CLOAKROOM** Low flush WC with concealed cistern, vanity wash hand basin with storage, tiled floor, extractor fan, recessed low voltage spotlights.

**LOUNGE 18' 11" x 14' 6" (5.77m x 4.42m) (@ widest points)** Engineered hardwood herringbone flooring, recessed low voltage spotlights.

**LIVING/KITCHEN/DINING AREA 36' 3" x 12' 7" (11.05m x 3.84m)** Tiled floor, contemporary wood burning stove, patio doors to rear garden, feature vaulted ceiling, Velux skylights, recessed low voltage spotlights, kitchen with range of fitted high and low level contemporary units, acrylic work surfaces and up stand, 1.5 bowl Blanco sink unit with mixer tap, Quooker hot water tap, integrated 5 ring gas hob, stainless steel extractor fan, integrated Bosch oven, integrated freezer, integrated fridge, integrated dishwasher, concealed under lighting, island unit with matching work surfaces and breakfast bar.

**FRIST FLOOR LANDING** Stairs to second floor, utility cupboard, plumbed for washing machine, extractor fan.

**BEDROOM 10' 10" x 9' 8" (3.3m x 0m)**





**BATHROOM** Contemporary free standing bath with floor taps and hand shower, low flush WC, vanity wash hand basin, stainless steel towel radiator, enclosed shower cubicle with Drencher head and hand shower, tiled walls, tiled floor, feature mirror, recessed low voltage spotlights.

**PRINCIPLE BEDROOM SUITE 14' 6" x 13' 9" (4.42m x 4.19m) (@ widest points)** Part timber panelled walls.

**ENSUITE** Walk in shower cubicle with Drencher head and hand shower, low flush WC, vanity wash hand basin, feature mirror, tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

**DRESSING ROOM 8' 7" x 7' 4" (2.62m x 2.24m)** Built in storage and wardrobes with dressing area.

## **SECOND FLOOR LANDING**

**BEDROOM 16' 6" x 10' 10" (5.03m x 3.3m) (@ widest points)** Built in wardrobe and storage, access to eaves, Velux skylight.

**BEDROOM 16' 6" x 12' 8" (5.03m x 3.86m) (@ widest points)** Velux skylights, access to eaves.

**SHOWER ROOM** Shower cubicle with Drencher head and hand shower, low flush WC, wall mounted wash hand basin, feature mirror, tiled floor, part tiled walls, extractor fan, recessed low voltage spotlights.





**STUDY** 8' 1" x 6' 4" (2.46m x 1.93m) Built in desk and office suite.

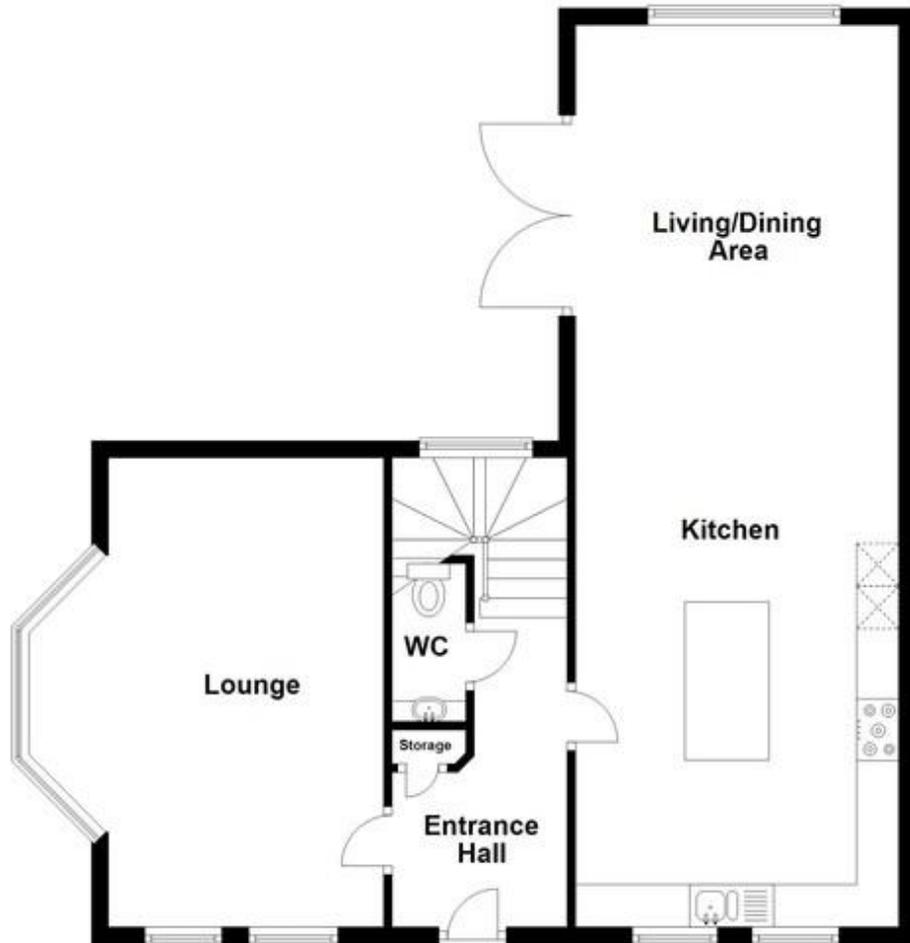
**OUTSIDE** Enclosed rear garden in lawns with paved patio, brick paviour driveway parking to front with landscaped flower beds.



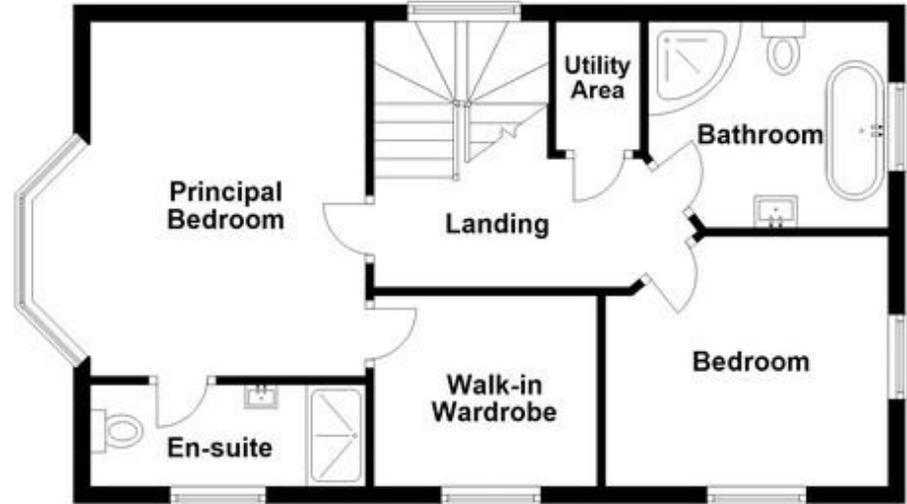




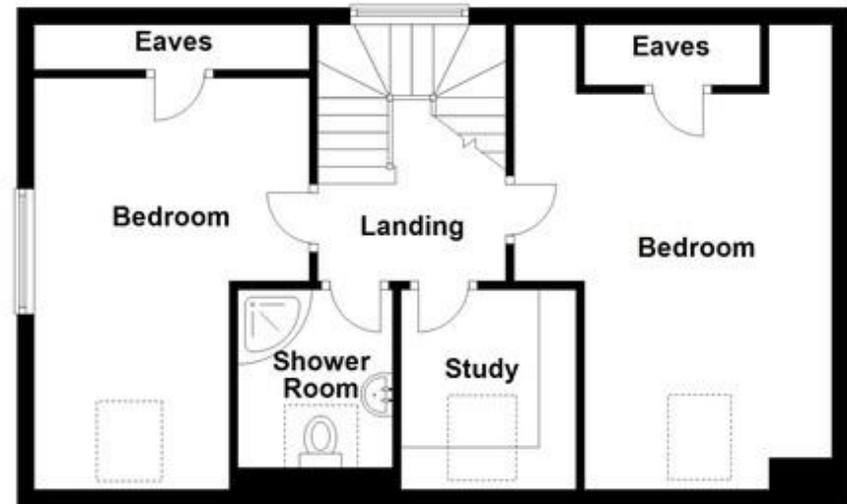
Ground Floor



First Floor

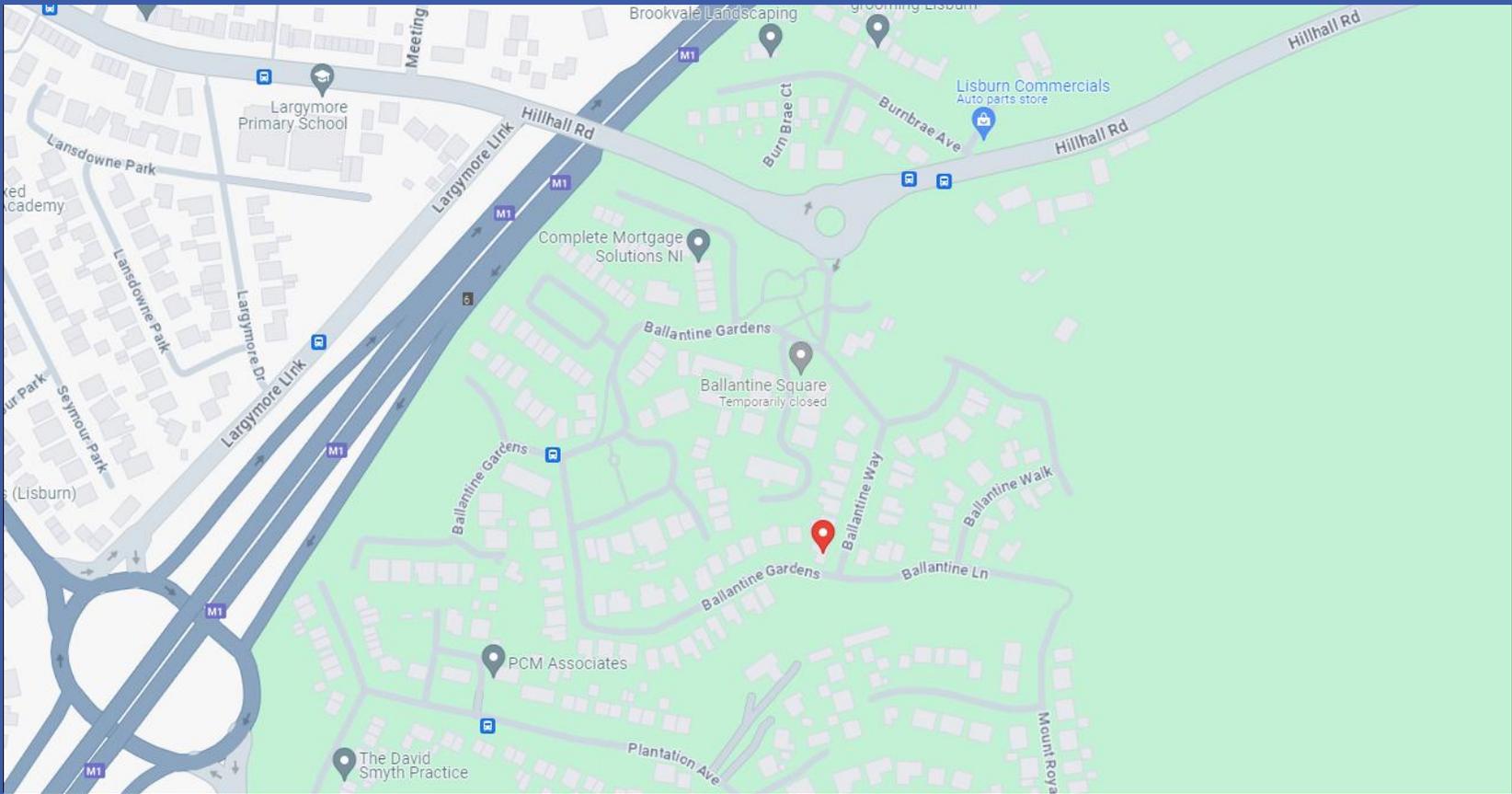


Second Floor



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

15 Ballantine Way, Lisburn



**Directions:**

Please find map attached.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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