
22 Ballantine Gardens

Hillhall Road, Lisburn

BT27 5FB

Offers Over £325,000

- SUBSTANTIAL SEMI DETACHED PROPERTY IN POPULAR AND ESTABLISHED MODERN DEVELOPMENT
 - GENEROUS 1ST FLOOR LOUNGE
 - SUPERB KITCHEN WITH DINING AREA OPEN PLAN TO FAMILY ROOM / SEPARATE UTILITY ROOM
 - 4 DOUBLE BEDROOMS INCLUDING 2 WITH ENSUITE FACILITIES
 - FAMILY BATHROOM WITH WHITE SUITE/GROUND FLOOR WET ROOM WITH WC
 - EXCEPTIONAL LEVEL OF PRESENTATION AND SPECIFICATION THROUGHOUT
 - UPVC DOUBLE GLAZED WINDOWS/GAS FIRED CENTRAL HEATING/DRIVEWAY PARKING FOR 2 CARS
 - DELIGHTFUL ENCLOSED PAVED REAR GARDEN
 - QUIET CUL DE SAC LOCATION OVERLOOKING COMMUNAL GARDENS
 - PRIME LOCATION CONVENIENT TO MANY LOCAL AMENITIES/CONVENIENT TO M1 & A1 ROAD NETWORKS
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PROPERTY COMPRISES

This superb three storey semi detached property is ideally located within the prestigious and much sought after Ballantine Garden Village development and overlooks a delightful communal landscaped lawn area.

The property is presented to the highest level of specification as the current owners have extensively upgraded the original finish with accommodation briefly comprising an entrance hall, superb kitchen which is open plan to a dining and family area along with a utility room and a wet room on the ground floor.

On the upper floors there is a spacious lounge along with four bedrooms, two of which have ensuite facilities along with a family bathroom.

Externally, the private site offers sheltered, private paved rear garden sitting area along with driveway parking.

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, viewing is highly recommended.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com

PROPERTY DETAILS AND DIMENSIONS

Hardwood front door to..

RECEPTION HALL Feature tiled floor, understairs storage

FULLY TILED WET ROOM White suite comprising vanity unit, low flush wc, rainwater shower, fully tiled walls, tiled floor, low voltage spots, extractor fan

MAGNIFICENT LUXURY FITTED KITCHEN OPEN PLAN TO DINING AND FAMILY AREAS 31' 2" x 13' 2" (9.5m x 4.01m) Extensive range of high and low level units, attractive work surfaces, stainless steel sink unit, Miele 5 ring gas hob with extractor fan over, Miele electric oven, integrated microwave oven, integrated fridge and freezer, breakfast bar, low voltage spots, tiled floor, glazed double doors to rear

UTILITY ROOM 9' 3" x 7' 3" (2.82m x 2.21m) Range of units, work surfaces, single drainer stainless steel sink unit with mixer tap, integrated washing machine, integrated dishwasher, tiled floor, part tiled walls, concealed gas fired boiler, external access

1ST FLOOR

LANDING Airing cupboard

LOUNGE 14' 10" x 10' 7" (4.52m x 3.23m) Wood flooring

BEDROOM 19' 2" x 10' 8" (5.84m x 3.25m) Extensive range of built in robes and storage

FULLY TILED ENSUITE SHOWER ROOM White suite comprising wash hand basin, low flush wc, fully tiled shower cubicle with rainwater shower, fully tiled walls, tiled floor, low voltage spots, extractor fan

2ND FLOOR

LANDING

BEDROOM 15' 10" x 11' 8" (4.83m x 3.56m) Wood flooring, built in storage

FULLY TILED ENSUITE SHOWER ROOM White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle with rainwater shower, fully tiled walls, tiled floor, low voltage spots, extractor fan

BEDROOM 10' 8" x 8' 2" (3.25m x 2.49m)

BEDROOM/STUDY 10' 9" x 10' 6" (3.28m x 3.2m) Access via ladder to floored roofspace with power and light and storage in eaves (17'6"x12'6")

BATHROOM White suite comprising free standing bath with mixer tap and shower attachment, low flush wc, wash hand basin, fully tiled shower cubicle with rainwater shower, chrome heated towel rail, tiled floor, fully tiled walls, low voltage spots, extractor fan

OUTSIDE Paved driveway with parking for 2 cars to front. Delightful, enclosed and private, landscaped paved rear garden with planting and sheltered sitting areas