

GERARD MCCLINTON  
ESTATE AGENT



73 Ballantine Gardens, Lisburn, BT27 5FB  
Offers in the region of £449,950

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# 73 Ballantine Gardens

Lisburn, BT27 5FB

- Five Bedroom Double Fronted End Townhouse Extending Over Three Floors
- Primary Bedroom With Walk In Dressing Room & En Suite Shower Room
- Ground Floor WC, First Floor Luxury Family Bathroom, Second Floor Shower Room
- Landscaped Rear Garden With Artificial Lawn & Paved Patio Area
- Prime Lisburn Location With Easy Access To The M1 & City Centre
- Exceptional Open Plan Kitchen, Dining & Family Area
- Two Separate Reception Rooms Offering Flexible Family Living
- Utility Room
- Driveway Parking To Front For Up To Three Cars

73 Ballantine Gardens is an exceptional double fronted end townhouse, extending over three spacious floors within one of Lisburn's most sought after modern developments. Constructed in 2012, this impressive five bedroom home combines generous family accommodation with stylish modern living, all set amongst beautifully maintained surroundings and attractive open green spaces.

Internally, the property offers superb versatility with two separate reception rooms and an outstanding open plan kitchen, dining and family area which undoubtedly serves as the heart of the home. This stunning space is enhanced by high ceilings, an abundance of windows and natural light, while offering direct views over the landscaped rear garden, creating the perfect setting for both everyday family life and entertaining.

The accommodation is exceptionally well proportioned throughout, comprising five bedrooms including a luxurious primary suite complete with en suite shower room and walk in dressing room. A modern main bathroom, additional shower room and practical three storey layout ensure the property is perfectly suited to growing families seeking both space and flexibility.

Externally, the home continues to impress with a driveway providing parking for three cars to the front, while the rear garden has been thoughtfully landscaped for low maintenance living, featuring artificial lawn and a paved patio area ideal for outdoor entertaining.

Ballantine Gardens is renowned for its attractive character homes, beautifully maintained communal green spaces and highly convenient location, offering excellent access to Lisburn City Centre, leading schools, local amenities and the M1 motorway network for those commuting further afield.

A superb opportunity to acquire a spacious and beautifully presented family home within a highly regarded residential setting.



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## Entrance Hall

## Reception one

17'0" x 10'9" (5.2 x 3.3)

## Reception two

17'0" x 8'10" (5.2 x 2.7)

## Open plan living dining family room

28'5" x 19'8" (8.667 x 6)

## Utility / Laundry Room

6'3" x 8'11" (1.921 x 2.730)

## Cloakroom / WC

6'2" x 3'1" (1.88 x 0.958)

## First floor landing

## Master bedroom

11'1" x 17'4" (3.4 x 5.3)

## Dressing room

6'5" x 8'10" (1.977 x 2.7)

## Ensuite shower room

8'6" x 5'6" (2.6 x 1.7)

## Bedroom two

8'9" x 11'1" (2.675 x 3.4)

## Bedroom three

10'9" x 14'1" (3.3 x 4.3)



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<b>Bathroom</b>	8'4" x 8'10" (2.56 x 2.7 )
<b>Second floor landing</b>	
<b>Bedroom four</b>	11'3" x 19'2" (3.432 x 5.846 )
<b>Bedroom five</b>	10'9" x 19'2" (3.3 x 5.843 )
<b>Shower Room</b>	6'0" x 6'0" (1.843 x 1.83 )
<b>Outside</b>	

## Directions





## Floor Plans



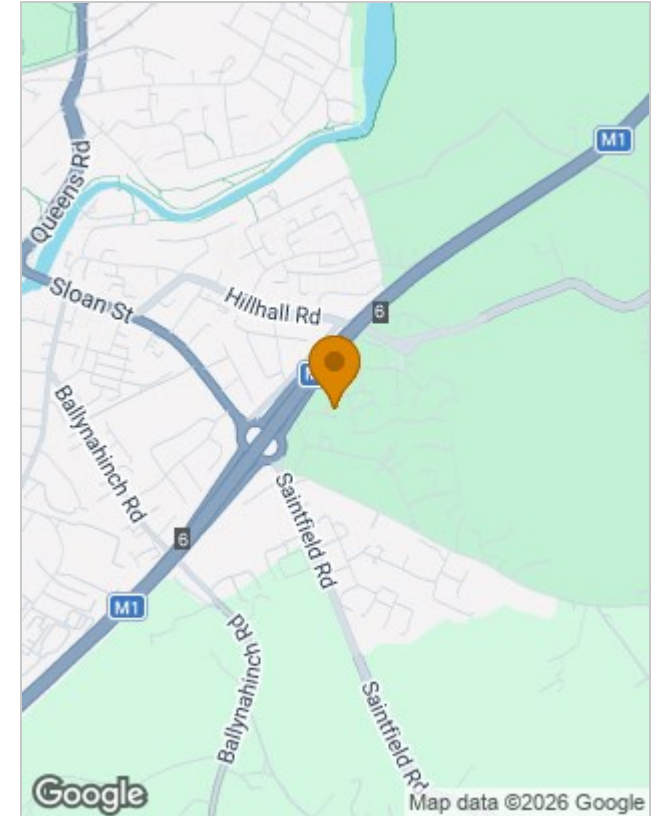
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmclinton.co.uk](mailto:info@gerardmclinton.co.uk) <https://www.gerardmclinton.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	