



This superb townhouse occupies an enviable end-plot position, gracefully overlooking a charming green within a highly coveted and exclusive development.

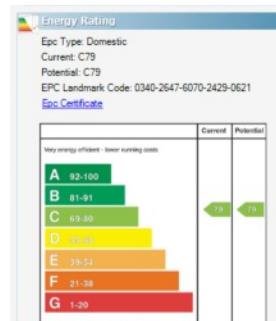
Perfectly situated just minutes from Lisburn and the M1, with Belfast an easy commute away, it promises effortless daily living. Arranged over three spacious and versatile floors, the home features three generously sized bedrooms, including a stylish ensuite alongside beautifully presented interiors finished to an exceptional standard. A bright, contemporary layout flows from the elegant living and dining area to the luxury fitted kitchen, creating an inviting space ideal for both relaxation and entertaining.

With strong recent sales underscoring the desirability of the area, this impressive property is poised to attract considerable interest. Early viewing is strongly encouraged to fully appreciate its quality, comfort, and outstanding convenience!

**Offers Over
£279,950**

10 Ballantine Gardens,
Lisburn,
BT27 5FB

**Viewing by
appointment with
& through agent
028 9266 1700**



- Charming Deceptively Spacious End Terrace Home
- Generous bright and Well-Proportioned Lounge
- Luxury fitted Kitchen with Extensive Matching Built-In Appliances with Vaulted Ceiling
- Rear Utility and Separate WC
- Three Double Bedrooms, Master with En Suite Shower Room
- Family Bathroom with Modern White Suite
- uPVC Double Glazed Georgian Style Sash Windows
- Smart Home Heating System Controlled via a Mobile App
- Phoenix Gas Central Heating
- Generous Site with space for Garage (subject to Planning)
- Private and Enclosed South Facing Rear Gardens with Ample Parking to the Front
- Early Viewing is Highly Recommended



The Property Comprises:

Ground Floor

ENTRANCE HALL: French oak wood strip flooring, solid wood panelled front door, built-in floor to ceiling storage.

LOUNGE: 17' 11" x 13' 1" (5.45m x 3.99m) French oak flooring, spot lights, built-in TV unit with ample storage, additional floor to ceiling built-in cupboard space, cafe style window shutters.



KITCHEN/DINER: 26' 3" x 11' 10" (8.0m x 3.61m) Ceramic tiled floor, 1 1/2 bowl modern matt black composite sink unit with black and chrome effect spring tap, modern high and low level units, built in fridge freezer and dishwasher, part tiled walls, 4 ring ceramic hob, electric under bench oven, stainless steel extractor hood, twin Velux to roof, spot lights, feature window, wood burning stove. Patio doors to the rear.



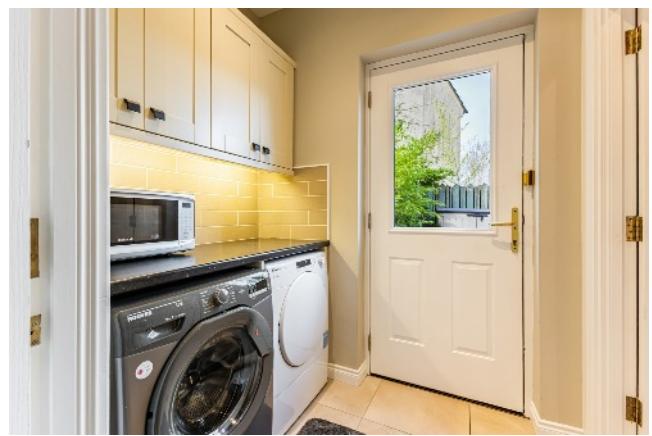
UTILITY ROOM: Continuation of ceramic tiled floor, range of high and low level units, spot lights, space for washer and dryer, part tiled walls.

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, mixer tap, ceramic tiled floor, spot lights.

First Floor

LANDING: Spot lighting.

BEDROOM (2): 9' 5" x 13' 3" (2.86m x 4.05m) Spot lighting.



BEDROOM (3): 9' 7" x 10' 9" (2.91m x 3.27m) Spot lighting.



BATHROOM: Panelled bath with mixer tap and telephone hand shower, corner shower panelled inset with rain shower head, low flush wc, pedestal wash hand basin, ceramic tiled floor, spot lighting.



Second Floor

LANDING: Spot lighting.

BEDROOM (1): Access to eave storage and roofspace, spot lighting.

ENSUITE SHOWER ROOM: Ceramic tiled floor, low flush wc, pedestal wash hand basin, fully tiled corner shower cubicle, tiled splash back, spot lights, extractor fan, Aqua Therm power shower.



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Outside

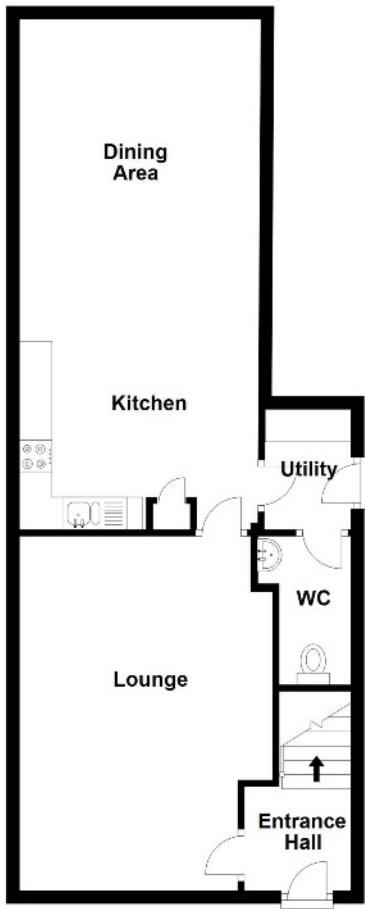
A generous end site that provides ample driveway space for multiple vehicles, with scope to add a garage (subject to the required planning consents). At the front, there is a small lawn and a paved ramp leading to the entrance.

The rear garden is fully paved, fenced and enclosed, offering excellent shelter and privacy.



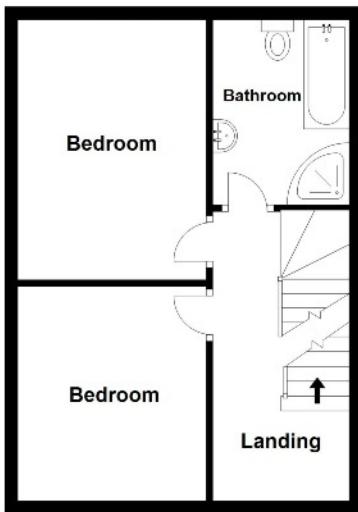
Ground Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 129.1 sq. metres (1389.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

Heading towards Belfast from Lisburn on Hillhall Road, go over motorway bridge and Ballantine Garden Village Development is on the right. Number 10 is in first cul de sac on right as you enter the development.

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