info@country-estates.com www.country-estates.com

42 Forthaven, Ballyrobert, BT39 9GU



PRICE Offers Around £375,000

Positioned on a private site enjoying an open aspect to the front and private rear garden, this attractive 'Richmond' house type extends to circa 1750sqft and enjoys a spacious living layout incorporating 4 bedrooms, 3 receptions and a recently installed open plan luxury shaker kitchen with dining aspect, luxury four piece family bathroom and deluxe ensuite. The property has been finished to an exacting standard and will interest the family searching for an enviable location at a realistic price. With no onward chain an early viewing is advised.

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

- **Impressive Detached Family Home**
- **4 Bedrooms/ 3+ Receptions**
- **Highly Regarded Established Development**
- **Popular Village Location /1750sqft**
- **Luxury Oak Shaker Kitchen (Recently Installed)**
- **Open Plan Living/ Kitchen/ Dining Layout**
- **Luxury Four Piece Family Bathroom/ Deluxe Modern En Suite**
- **Utility Room/ Modern Furnished Cloakroom**
- **Detached Matching Garage / Parking Forecourt**
- **PVC Double Glazing/ Oil Fired Heating**



ACCOMMODATION

GROUND FLOOR

Hardwood front door with double glazed side screens and double glazed fan light into:-

SPACIOUS RECEPTION STYLE HALLWAY 17'7" x 7'3"

Approximately. Polished porcelain tile floor extending into cloakroom, open plan kitchen / dining rooms.

MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with monobloc tap and tiled splashback accent panel.





LOUNGE 19'10" x 11'8"

Attractive cast iron fireplace with polished granite hearth and oak carved surround. Dual window aspect. Twin oak doors into:-





DINING ROOM 11'4" x 10'7"

Open square arch into:-

LUXURY OAK SHAKER KITCHEN WITH LIVING ASPECT 18'6" x 10'4"

Equipped with a comprehensive range of oak shaker style fitted units with contrasting work surfaces and breakfast bar style return for casual dining. Inlaid single drainer stainless steel sink with mixer tap. A range of integrated appliances including fridge freezer, dishwasher, under oven four ring hob with smoked glass splashback. Overhead extractor fan housed in modern stainless steel canopy. Glass display cabinet. Twin PVC double glazed French doors leading to garden and patio.







UTILITY ROOM 7'8" x 5'5"

Fitted shaker style low level storage cupboards. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. External PVC double glass door to driveway.



FAMILY ROOM 10'8" x 9'7"
Dual window aspect.



Stairs to:-

HALF LANDING

FIRST FLOOR LANDING 23'0"x 10'6"
At widest points. Large shelved hot press.

BEDROOM 1 16'7" x 11'7"
Dual windows with open aspect.

MODERN DELUXE EN SUITE
Comprising button flush w.c, quarter rounded shower enclosure with thermostatically control hand shower and drench style shower, semi pedestal wash hand basin with monobloc tap with tiled splashback accent panel. Button flush wc. Polished porcelain tile floor. Full height towel radiator.





BEDROOM 2 11'7" x 10'7"

BEDROOM 3 10'7" x 9'8"





BEDROOM 4 10'7" x 9'7"
Dual window aspect.

LUXURY FOUR PIECE FAMILY BATHROOM
Comprising modern freestanding bath, button flush w.c, large shower enclosure with thermostatically controlled hand shower and drench shower. Semi pedestal wash hand basin with monobloc tap and tiled splashback accent panel. Polished porcelain tiled floor. Low voltage recess spotlights.





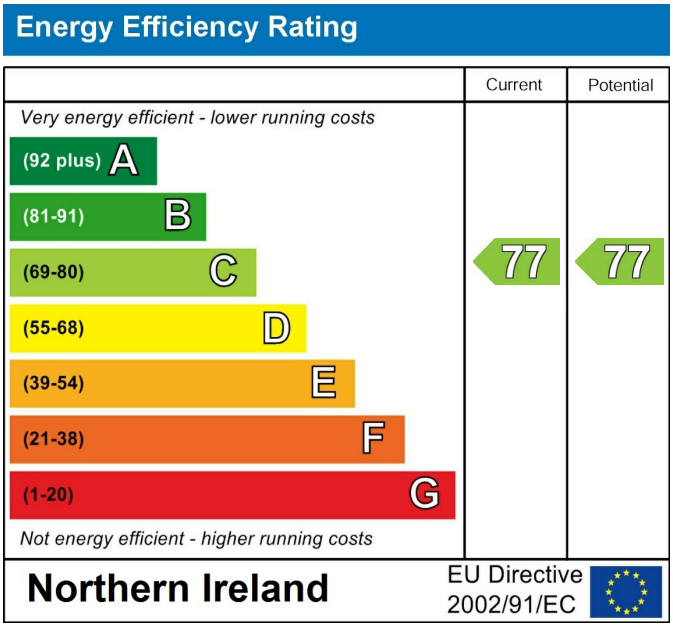


OUTSIDE
Neat well maintained garden to front in lawn. Stoned driveway to side with ample parking.

DETACHED MATCHING GARAGE
With roller shutter door. Power and light.

Private enclosed garden to rear screened by perimeter fence laid in neat lawn with brick paved patio.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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