

60 Forthaven, Ballyrobert, BT39 9GU



- Superb Three Storey Semi Detached
- 3 Bedrooms/ 2+ Reception
- Highly Regarded Established Development / Popular Village Location
- Luxury Open Plan Shaker Kitchen With Living/ Dining Layout
- Luxury Four Piece Family Bathroom/ Deluxe En Suite Shower Room
- Sun Lounge Extension / Circa 1255 Sq Ft
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Modern Ground Floor Furnished Cloakroom With W.c and Sink
- Private Enclosed Garden To Rear
- Private Quiet Cul De Sac Position

PRICE Offers Over £259,950

Positioned within the highly regarded 'Forthaven' development this superb beautifully presented three storey semi detached will interest the purchaser searching for a home in an enviable location with a spacious well planned living layout extending to circa 1255 sq ft. The accommodation briefly comprises 3 bedrooms, 2 receptions including sun lounge, open plan luxury kitchen with dining aspect, ground floor cloakroom with w.c. and sink, luxury 4 piece family bathroom and deluxe en suite. With a high level of interest expected an early viewing is advised.

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Glengormley
9A Ballyclare Road
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ACCOMMODATION

GROUND FLOOR

Front door with double glazed fan light over and side screens into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

White washed wood effect tiled floor extending into Kitchen/ Dining area/ Sun lounge.

MODERN FURNISHED CLOAKROOM

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

LOUNGE 11'2" x 14'5"

Inglenook style fireplace with inset cast iron wood burning stove with granite hearth. Dual window aspect.



LUXURY OPEN PLAN KITCHEN / DINING ASPECT 18'0" x 11'2"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting wood effect work surfaces and upstands. Single drainer stainless steel sink unit with mixer tap. A host of integrated appliances including oven with 4 ring hob with smoked glass splashback and overhead extractor fan housed in stainless steel canopy, washer dryer, dishwasher & fridge freezer. Open plan into:-

SUN ROOM 10'0" x 9'0"

Feature vaulted ceiling. Twin French PVC double glazed doors to garden and patio.



FIRST FLOOR

LANDING

LUXURIOUS FOUR PIECE FAMILY BATHROOM 8'10" x 7'3"

Comprising semi pedestal wash hand basin with monobloc tap and tiled splashback, panelled bath, button flush w.c and quarter rounded shower cubicle with drench style shower and hand shower attachment. Tiled floor. Low voltage lighting.



BEDROOM 2 10'6" x 10'6"

Dual window aspect. Bespoke fitted wall to wall mirrored sliderobe.

BEDROOM 3 12'6" x 11'6"



SECOND FLOOR

BEDROOM 1 16'0" x 11'2"

At max. Access to undereaves storage.

DELUXE EN SUITE

Comprising semi pedestal wash hand basin with monobloc tap and tiled splashback, button flush w.c. and step in shower cubicle with drench style shower and hand shower attachment. Tiled floor.



OUTSIDE

Neat garden to front in lawn.

Driveway to side with ample parking.

Private enclosed garden to rear screened by perimeter fence.

Part paved brick paved patio area with brick paved walkway.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(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 

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



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