

33 Forthaven, Ballyrobert, BT39 9GU



PRICE Offers Around £289,950

Situated within the highly regarded Forthaven development this 'Richmond' house style offers an excellent opportunity to purchase a home with a high level of finish and internal specification throughout.

Boasting a spacious reception style entrance hall, contemporary luxury kitchen with open plan living/ dining aspect plus a luxurious family bathroom and en suite shower room. This attractive double fronted family home enjoys a well planned living layout and a private professionally landscaped rear garden.

With the final phase of Forthaven now sold out this is a rare opportunity to purchase in this sought after development.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

- **Double Fronted Detached Family Home**
- **4 Bedrooms/ 3+ Reception Rooms**
- **Highly Regarded Established Development**
- **Sought After Village Location**
- **Luxurious Contemporary Kitchen With Living/ Dining Aspect**
- **Luxurious Modern Family Bathroom**
- **Deluxe Modern En Suite Shower Room**
- **Ground Floor Modern Furnished Cloakroom**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**
- **Professionally Landscaped Garden To Rear**



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood panelled front door with matching double glazed side panels and fan light over. Tiled floor. Staircase to first floor.

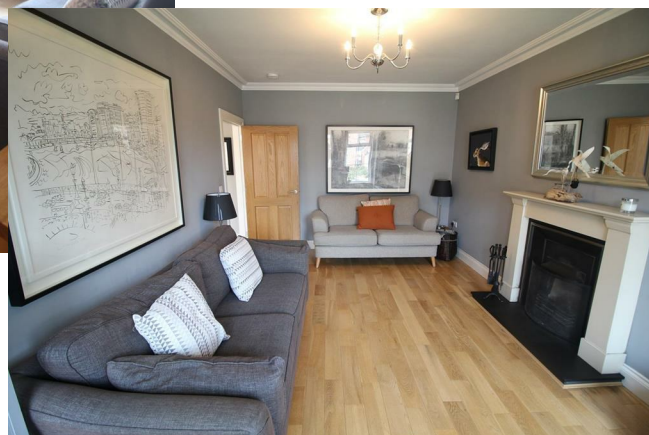


MODERN FURNISHED CLOAKROOM

Contemporary white two piece suite comprising vanity unit and WC. Tiled floor.

LOUNGE 18'4" x 10'10"

Attractive cast iron fireplace with granite surround and slate tiled hearth. Quality exposed solid wood flooring. Dual window aspect.



FAMILY ROOM 10'8" x 9'8"

Dual window aspect. Solid wood flooring.

OPEN PLAN KITCHEN/ LIVING/ DINING 20'0" x 18'7"

(widest points) Luxurious contemporary fitted kitchen equipped with a comprehensive range of high and low level storage units with contrasting sinquastone work surface. Stainless steel 1.5 bowl inlaid sink unit. A host of integrated appliances including touch screen hob with extractor canopy above, double oven, space for American style fridge freezer and 'Neff' dishwasher. Matching upstands. Porcelain tiled floor throughout. PVC double glazed French doors leading to rear garden and patio. Open arch to:



DINING ROOM 11'5" x 10'8"

Tiled floor.



UTILITY ROOM 6'6" x 5'7"

Range of high and low level modern storage units with contrasting melamine work surface. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to side.

FIRST FLOOR

LANDING

Access to via slingsby style ladder to partially floored roof space with light. Access to shelved hot press (pressurised system).

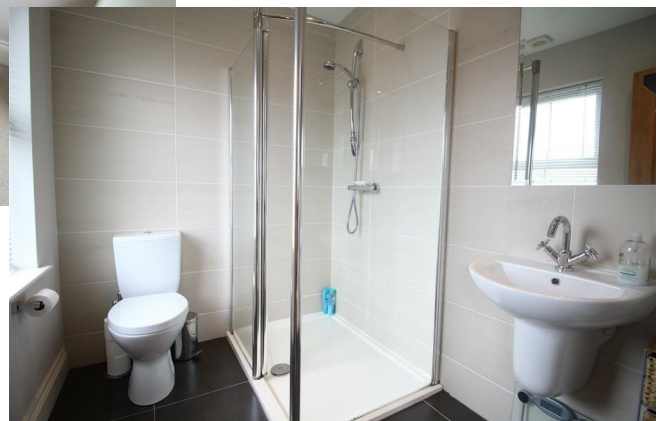
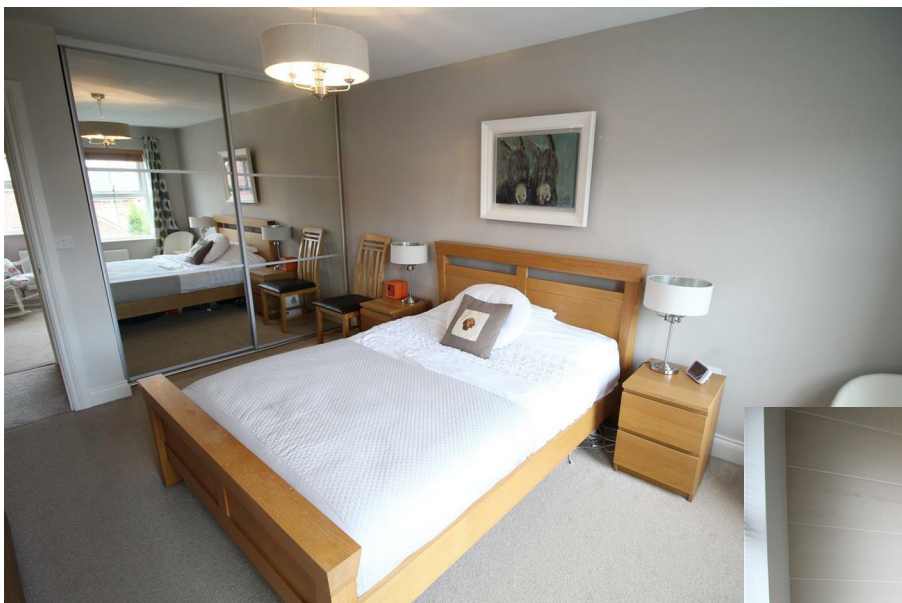


MASTER BEDROOM 14'6" x 10'11"

Dual window aspect. Fitted double wardrobe in mirrored sliding doors.

DELUXE EN SUITE SHOWER ROOM

With white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Part tiled walls. Tiled floor.



BEDROOM 2 10'8" x 10'7"

BEDROOM 3 10'7" x 9'9"

BEDROOM 4 10'8" x 9'8"

Dual window aspect.



DELUXE FAMILY BATHROOM

With white four piece suite comprising bath, fully tiled quadrant shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Part tiled walls. Tiled floor.



OUTSIDE

Private driveway finished in pink stone with parking forecourt.

Front garden laid in neat lawn.

Private professionally hard landscaped garden to rear screened by perimeter fence and finished in brick pavior for easy maintenance, 'Tobermore' stone patio area. Perfect for family barbeques and evening entertaining.

Outside external lighting. Outside tap.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Northern Ireland	EU Directive 2002/91/EC 	

IMPORTANT NOTE TO ALL PURCHASERS:
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