

## 8 Forge Lane, Ballyclare, BT39 9WX



- Modern Semi Detached
- 3 Bedrooms
- Master With Ensuite
- 1+ Reception
- Select Modern Development
- Luxury Shaker Kitchen With Dining Aspect
- Luxury Four Piece Family Bathroom
- PVC Double Glazed Windows
- Gas Central Heating
- Private Enclosed Rear Garden



**PRICE Offers Over £214,950**

*Positioned within a select modern development within easy walking distance of Ballyclare town centre. This recently constructed modern 3 bedroom semi detached will ideally interest first time buyers searching for a well maintained home at a realistic price. Boasting a luxury shaker kitchen with a host of integrated appliances, master bedroom with en suite and a deluxe modern 4 piece family bathroom. Early viewing is recommended.*

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

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

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMODATION

### GROUND FLOOR

PVC composite front door into:-

#### SPACIOUS ENTRANCE HALL

Tiled floor extending through to open plan kitchen/dining/sun room. Access to under stair storage.

#### FURNISHED CLOAKROOM

Comprising half pedestal wash hand basin with mixer tap, push button w.c. Tiled floor.

#### LOUNGE 17'7" x 11'7"

Feature wood burning stove with ceramic surround.

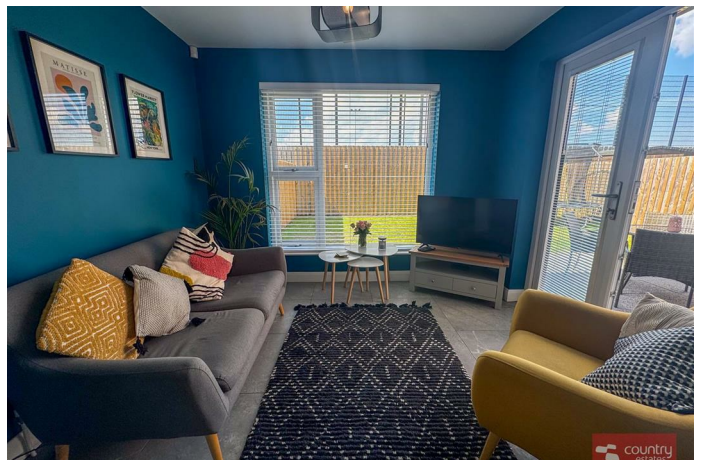


#### DELUXE OPEN PLAN KITCHEN DINING 19'0" x 11'0"

Fitted with a comprehensive range of high and low level 'dove grey' shaker style units with contrasting work surfaces and tiled splashback. Double drainer stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including eye level double oven, 4 ring electric hob with chimney style canopy extractor fan over head, fridge/freezer and dishwasher. Space for free standing washing machine and tumble dryer. Breakfast bar style return for casual dining. Recessed spot lights. Open plan into:-

#### SUNROOM 9'9" x 8'7"

PVC double glazed patio doors into private rear garden and patio area.



### FIRST FLOOR

#### LANDING

Access to partially floored loft via pull down ladder.



## BEDROOM 1 11'6" x 10'7"

### MODERN ENSUITE

Comprising push button w.c, fitted vanity unit with mixer tap and fully enclosed shower unit with thermostatically controlled shower and fitted glass shower screen. Part tiled walls. Tiled floor.



## BEDROOM 2 11'7" x 11'6"

At widest points.

## BEDROOM 3 9'5" x 7'8"



## FOUR PIECE FAMILY BATHROOM

Comprising panelled bath with mixer tap, push button w.c, floating vanity unit with mixer tap and fully enclosed shower unit with fitted glass shower screen and thermostatically controlled shower. Heated towel rail. Tiled floor.





OUTSIDE

Neat well maintained garden to front. Private parking forecourt.  
Private enclosed garden to rear screened with perimeter fence. Extensive paved patio area.  
Outside socket and tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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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