

30 Forthaven, Ballyrobert, BT39 9GU



PRICE Offers Over £359,950

Positioned on a private site within the highly regarded Forthaven development this attractive double fronted period style home boasts a high specification throughout. Incorporating an open plan living/ kitchen/dining aspect with integral sun lounge extension, deluxe family bathroom and deluxe modern en-suite. The roof-space has been prepped for conversion with recessed trusses, flooring and twin velux windows if further accommodation is desired.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
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

- **Superb Double Fronted Family Home**
 - **4 Bedroom: 3+ Receptions**
- **Impressive Open Plan Living / Kitchen / Sun Lounge**
- **Luxurious Family Bathroom / Deluxe Modern En Suite Shower Room**
- **Detached Matching Garage**
- **Sun Lounge Extension to Rear**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
- **Utility Room / Furnished Cloakroom**
- **Highly Sought After Development**
- **Beautifully Presented Throughout**



ACCOMMODATION

GROUND FLOOR

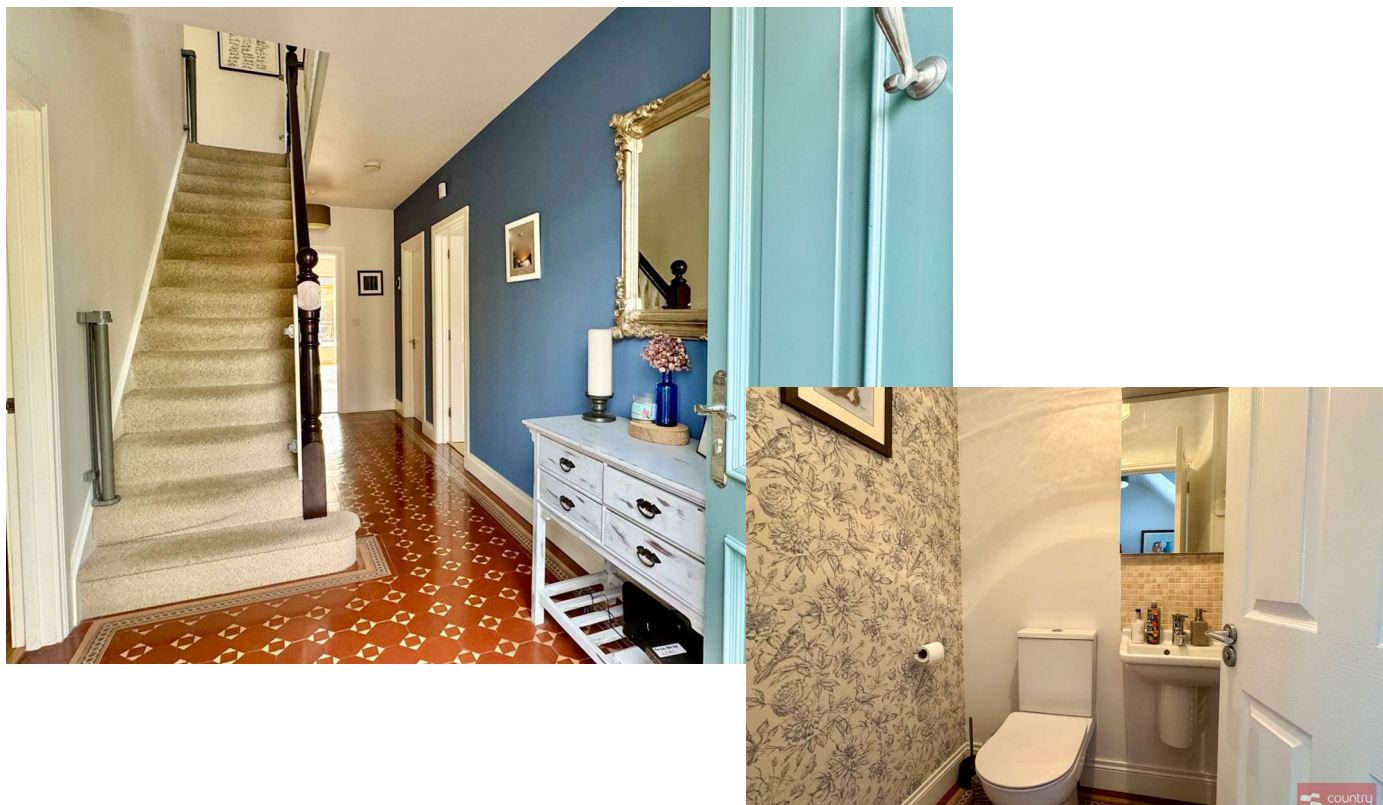
Front door with double glazed side screens and fan light over into:-

SPACIOUS TILED ENTRANCE HALL 21'1" x 7'2"

At max.

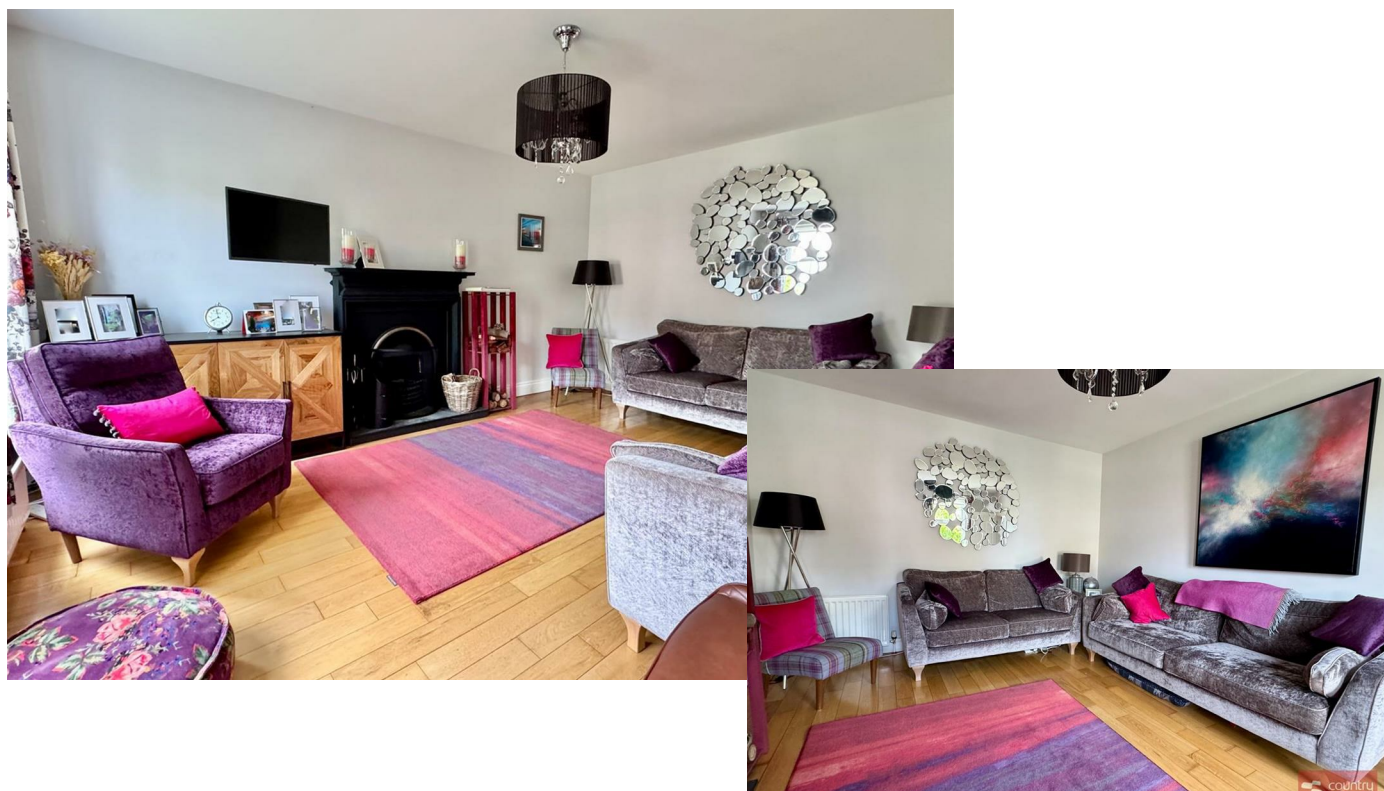
FURNISHED CLOAKROOM

Comprising button flush wc. Semi pedestal wash hand basin with monobloc taps and tiled splashback.



LOUNGE 16'10 x 12'8

Attractive horseshoe style cast iron fireplace with slate hearth. Dual window aspect. Oak strip flooring.



FAMILY ROOM 12'9 x 10'9

Dual window aspect. Oak strip flooring.



OPEN PLAN KITCHEN WITH LIVING DINING ASPECT 21'6 x 20'1

Including SUN LOUNGE EXTENSION. At max. Quality Shaker style fitted Kitchen equipped with a range of high and low level units with contrasting work surfaces. Stainless steel single drainer sink unit with swan neck tap. Space for freestanding range style cooker. Overhead extractor fan. Integrated stainless steel canopy. Integrated fridge/freezer and dish washer. Tiled floor in Kitchen area. Oak strip flooring in Living/ Dining / Sun Lounge. Twin doors into:-



DINING ROOM 11'3 x 10'4

Presently used as Play room. Oak strip flooring.



UTILITY ROOM 7'6 x 5'6

Fitted with a range of Walnut effect fitted units. Circular sink unit with mixer taps. Plumbed for washing machine.

FIRST FLOOR

GALLERY STYLE LANDING

With study aspect.

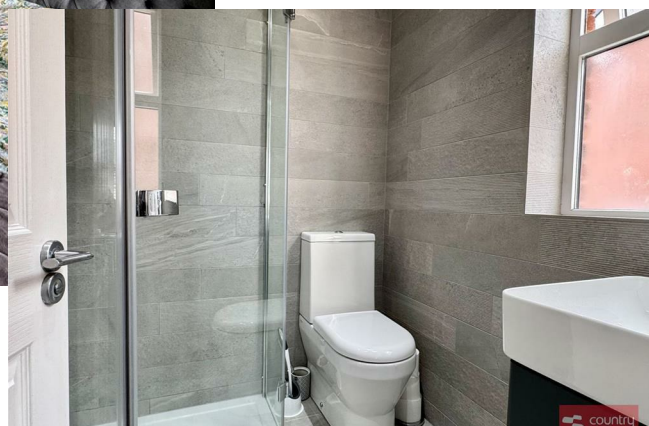


BEDROOM 1 13'6 x 12'6

Fitted with a range of 'L' shape modern sliderobes.

DELUXE EN SUITE

Comprising button flush wc, wash hand basin in vanity unit and shower cubicle with thermostatically controlled shower. Fully tiled walls with co-ordinating tiled floor.



BEDROOM 2 12'6 x 11'3

Fitted wall to wall modern sliderobes.

BEDROOM 3 10'8 x 10'7



BEDROOM 4 13'10 x 7'8

LUXURIOUS FAMILY BATHROOM

Comprising button flush wc, corner shower with glazed door, bath with shower attachment and semi pedestal wash hand basin in walnut style vanity unit. Fully tiled walls with contoured styled accent panel and tiled floor.



OUTSIDE

Neat garden to front in lawn.

Private garden to rear screened by perimeter fence laid in neat lawn with ornamental full height gates to side and part paved patio / terrace area.

Driveway to side with ample parking for a number of vehicles leading to:-

DETACHED MATCHING GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(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.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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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