

60 Forthaven, Ballyrobert, BT39 9GU



- Superb Three Storey Semi Detached
- 3 Bedrooms/ 1+ Reception
- Open Plan Kitchen/ Living/ Dining Area
- Luxury Shaker Kitchen
- Luxury Four Piece Family Bathroom/ En Suite Shower room
- Highly Regarded Established Location
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Furnished Ground Floor Cloakroom
- Private Enclosed Garden To Rear
- Cul De Sac Position

PRICE Offers Over £209,950

Positioned within a highly regarded established development this superb three storey semi detached will interest the purchaser searching for a home in an enviable location at a realistic price. Recently constructed this 'Wentworth' house type has been finished to a high internal turn key specification and an early viewing is highly recommended.

>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

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Wood effect tiled floor.

FURNISHED CLOAKROOM

Comprising button flush w.c. and semi pedestal wash hand basin.

LOUNGE 11'2" x 14'5"

Cast iron wood burning stove with slate hearth.

LUXURY KITCHEN WITH DINING ASPECT 18'0" x 11'2"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy. Integrated dishwasher. Integrated fridge freezer. Plumbed for washing machine. 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 mono block tap, panelled bath with button flush w.c and quarter rounded shower cubicle. Tiled floor. Low voltage lighting.

BEDROOM 2 12'9" x 10'6"

BEDROOM 3 12'9" x 11'2"

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 mono block tap, button flush w.c. and step in shower cubicle. 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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