

## 5 Forthaven, Ballyclare, BT39 9GU



### PRICE Offers Around £349,950

*This spacious, well presented detached property is located in the ever popular Forthaven Development, Ballyrobert. Sitting on a corner site, with views over the surrounding countryside to the front, the property is within walking distance to the village, benefitting from a range of amenities including shops, leisure facilities, schools and local transport networks to Belfast City Centre. The property further benefits from being minutes drive away from Ballyclare & Glengormley respectively. An ideal purchase for a young or established family.*

*Internally the property comprises an entrance hall, three reception rooms, kitchen with informal dining area, utility room, four well proportioned bedrooms, one with en-suite and family bathroom.*

*Externally the property consists of gardens front and rear, private driveway and an extended detached garage with home office to the rear.*

*Early viewings 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

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





- **Spacious Detached Residence**
- **Four Bedrooms; One With En-Suite**
  - **Three Reception Rooms**
  - **Kitchen With Informal Dining Area**
    - **Utility Room**
    - **Family Bathroom**
- **Detached Garage With Home Office; Private Driveway**
- **Private Garden With Two Patio Areas**
  - **Sought After Development**
  - **Convenient Location**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door with matching double glazed side screens. Stairwell to first floor. Access to store. Tiled floor.



#### LIVING ROOM 16'1" x 12'7"

Focal point open fire with pine surround on granite tiled hearth. Twin windows to front elevation. Wood laminate floor covering.

#### DINING ROOM 14'4" x 11'11"

Wood laminate floor covering.





## FAMILY ROOM/ SNUG 11'11" x 12'7"

Wood laminate floor covering. Twin windows to front elevation.



## KITCHEN WITH INFORMAL DINING AREA 15'3" x 19'5"

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Integrated appliances to include Bosch 5 ring gas hob and Zanuzzi oven with stainless steel extractor canopy over and dishwasher. Space for American style fridge freezer. Inlaid stainless steel sink unit. Matching island unit with breakfast bar. Wine rack. Glazed display cabinets. PVC double glazed French doors to rear garden. Tiled floor.



## UTILITY ROOM

Matching high and low level units to kitchen. Melamine work surfaces. Stainless steel sink unit with drainer bay. PVC double glazed back door. Space for washing machine and tumble dryer. Tiled floor.

## FIRST FLOOR

### LANDING

Access to roof space and shelved hot press.

### BEDROOM 1 16'1" x 12'6"

Wood laminate floor covering.

### EN SUITE

Modern fitted three piece suite comprising shower cubicle with Drench shower head and mains shower over, semi pedestal wash hand basin and w.c. Chrome towel radiator. Panelled walls to shower and tiled floor.

### BEDROOM 2 11'11" x 12'7"

Wood laminate floor covering. Twin windows to front elevation.



### BEDROOM 3 14'5" x 12'6"

Wood laminate floor covering.

### BEDROOM 4 11'3" x 10'1"

Wood laminate floor covering.





## FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, shower cubicle with mains shower over, semi pedestal wash hand basin and w.c. Chrome towel radiator. Panelled walls to shower. Part tiled walls and tiled floor.



## EXTERNAL

Front garden finished in array of trees and shrubs.  
Private driveway finished in decorative stone.  
Rear garden finished in lawn with paved patio area and separate stoned patio area.  
Range of flower beds finished in array of plants, trees and shrubs.  
Outside tap and light.  
PVC fascia and rainwater goods.

## DETACHED GARAGE 14'1" x 10'2"

Up and over door. Separate service door. Oil fired central heating boiler. Power and light.

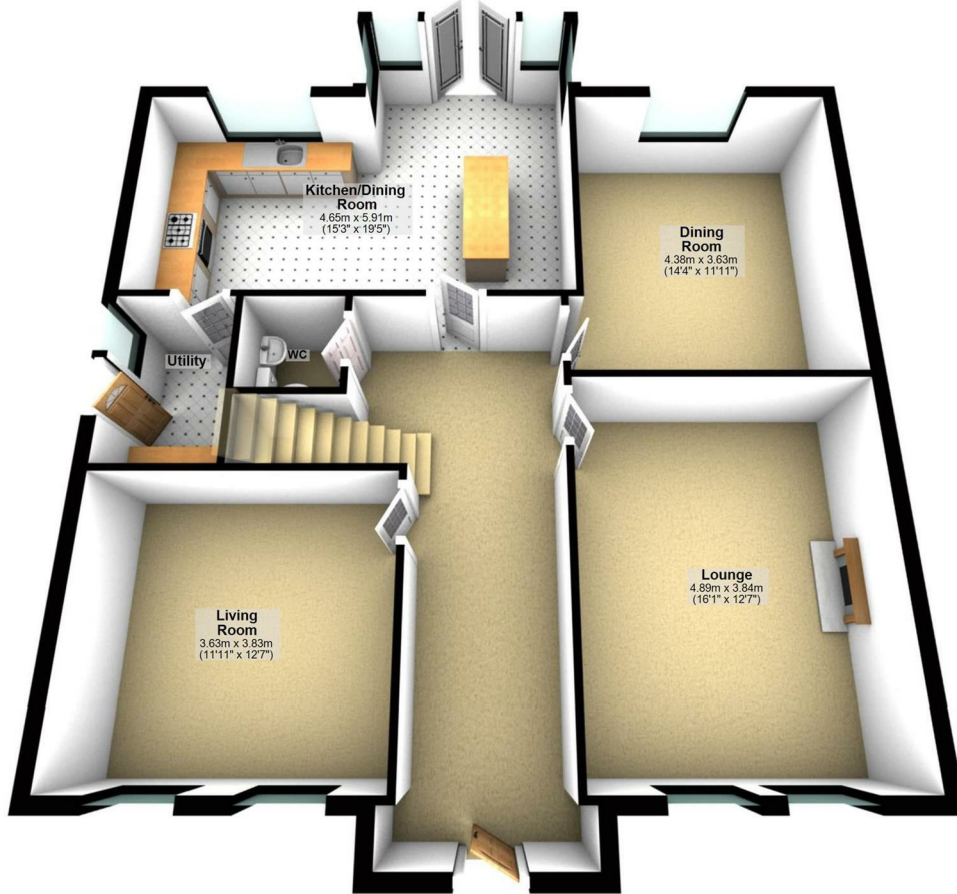
## GAMES ROOM/ STUDY 7'3" x 10'2"

Accessed from main garage. Exposed brick walls. Wood laminate floor covering. Power, lighting and heating.  
Recessed downlighting.



### Ground Floor

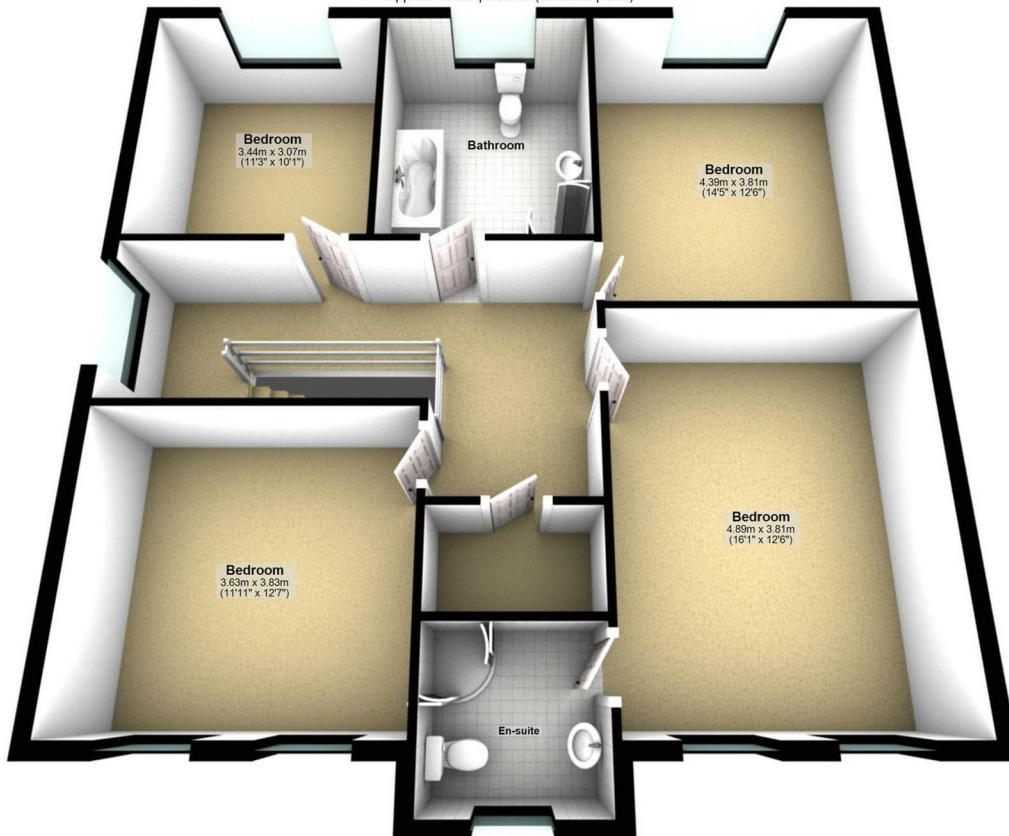
Approx. 97.2 sq. metres (1046.7 sq. feet)



Photography and Floor plans by houseflyni.co.uk #flyonthewallpropertymarketing  
Plan produced using PlanUp.

### First Floor

Approx. 93.6 sq. metres (1007.4 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

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