

52 Forthaven, Ballyclare, BT39 9GU



- Superb 3 Storey Semi Detached
- 3 Bedrooms
- 2 Receptions
- Open Plan Living / Kitchen / Dining Layout
- Luxury Shaker Fitted Kitchen
- Deluxe En Suite Modern Shower Room
- Luxury 4 Piece Modern Finish Bathroom
- PVC Double Glazed Windows / Oil Fired Central Heating
- Highly Regarded Established Development
- Sun Lounge Extension

PRICE Offers Over £224,950

Positioned within the highly regarded Forthaven development. This superb spacious three storey semi detached enjoys a well planned living layout extending to 1280 sq ft. Boasting a open plan living / kitchen / dining layout comprising luxurious shaker kitchen plus a superb sun lounge with feature vaulted ceiling. This home will ideally suit the purchaser searching for a new home with a turn key style specification and a high internal specification without the wait.

>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

ACCOMMODATION

GROUND FLOOR

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

SPACIOUS WELL PRESENTED ENTRANCE HALL

Tiled floor

FURNISHED CLOAKROOM

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap and tiled splashback.

LOUNGE 14'10" x 11'2"

Attractive inglenook style fireplace with inset cast iron wood burning stove and granite hearth. Dual window aspect and quality laminate flooring

OPEN PLAN LUXURY KITCHEN LIVING/DINING ASPECT

18'0" x 10'6" (5.49m x 3.20m)

Finished with a comprehensive range of high and low level shaker style fitted units in dove grey finish with contrasting work surfaces and up stands. A host of integrated appliances including oven with four ring hob with overhead extractor fan housed in stainless steel canopy with smoked glass splashback, dishwasher, fridge freezer and washing machine. Single drainer stainless steel sink unit with swan neck mixer tap. Low voltage lighting, open plan through to:

SUN LOUNGE 10'0" x 9'0"

With feature vaulted ceiling twin PVC double glazed french doors to patio and garden

FIRST FLOOR

Spacious landing

LUXURIOUS FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, panelled bath with hand shower attachment, modern wash hand basin housed in vanity unit. Quarter rounded shower cubicle, tiled floor

BEDROOM 2 12'5" x 10'6"

BEDROOM 3 12'9" x 10'9"

SECOND FLOOR

Landing

BEDROOM 1 13'1" x 10'6"

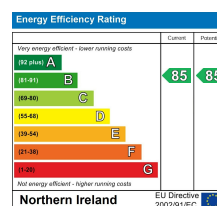
At max

LUXURY EN-SUITE

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap and tiled splashback. Quarter rounded 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. Laid in neat lawn and part brick paved patio area and walkway.



IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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