

## 48 Forthaven, Ballyrobert, BT39 9GU



- Extended Double Fronted Detached Family Home
- 4 Bedrooms
- 2+ Receptions
- Contemporary, Open-Plan Living / Kitchen / Dining Aspect To Rear
- Luxurious, Modern Fitted Kitchen With Integrated Appliances
- Luxury Four Piece Family Bathroom
- Deluxe, Modern En Suite Shower Room
- Superb Sunlounge To Rear
- Highly Regarded Established Development
- Large Private Enclosed Rear Garden

**PRICE Offers Around £320,000**

*positioned within the highly regarded forthaven development. this stunning double fronted detached family home enjoys a contemporary bespoke open-plan living layout incorporating a recently added sunroom with floor to ceiling fixed glass screens. on the first floor there are four spacious bedrooms with a contemporary four piece family bathroom, luxurious en suite shower room and a feature gallery style landing. externally there is a large private well-maintained garden with feature corner courtyard / patio, perfect for family barbecues.*

**>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:

#### ENTRANCE HALL:

Front door with double glazed sidescreens and fan light over into a spacious, well-maintained entrance hall with quality laminate flooring. Walk-in storage cupboard. Furnished modern cloakroom comprises button flush W.C, semi-pedestal wash hand basin with tiled splash back. Tiled floor.

#### FAMILY ROOM:

10'9 x 10 (3.28m x 3.05m)  
Dual window aspect.

#### OPEN-PLAN KITCHEN / LIVING / DINING ASPECT:

28'8 x 11'4 (8.74m x 3.45m )

Luxury kitchen equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces, single drainer stainless steel sink unit with tap, integrated eye-level oven with separate four ring halogen hob, overhead extractor fan housed in stainless steel canopy, integrated dishwasher, space for american style fridge freezer, complimentary wall tiling in metro brick finish. Open-plan into Lounge & Sunlounge:



#### LOUNGE:

15'9 x 10'9 (4.80m x 3.28m )

Attractive modern fireplace with slate inset and matching hearth with multi-fuel cast iron stove. Dual window aspect.

#### SUNLOUNGE

14'8 x 13'7 (4.47m x 4.14m)

Feature floor to ceiling fixed glass screens with twin double glazed french doors opening out into courtyard and garden.



### FIRST FLOOR:

#### SPACIOUS GALLERY STYLE LANDING:

**BEDROOM 1:**

12'5 x 10'9 (3.78m x 3.28m)

Fitted wall-to-wall three bay mirrored sliderobe.

**DELUXE EN SUITE:**

Comprising button flush W.C, semi-pedestal wash hand basin with monobloc tap, large walk-in shower enclosure with drench style shower.



**BEDROOM 2:**

12'7 x 10'4 (3.84m x 3.15m )

At Max.

**BEDROOM 3:**

12'6 x 10'7 (3.81m x 3.23m)

Dual window aspect.

**BEDROOM 4:**

11'8 x 10'7 (3.56m x 3.23m)

Dual window aspect.

**LUXURIOUS FOUR PIECE FAMILY BATHROOM:**

Comprising semi-pedestal wash-hand basin with monobloc tap, button flush W.C, 1/4 rounded shower cubicle with drench style shower, modern free-standing bath, tiled floor




**OUTSIDE:**

Neat well-maintained garden to front in lawn.

Stoned Driveway to side with parking forecourt.

Large, private enclosed garden to rear laid in lawn screened by perimeter fence with corner feature terrace / patio.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(55-68) D		
(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.**

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