

## 57 Forthaven, Ballyclare, BT39 9GU



- Impressive Detached Family Home
- 4 Bedrooms
- 3+ Receptions
- Highly Sought After Established Location
- Open Plan Luxury Kitchen With Living / Dining Aspect
- Luxury Modern Family Bathroom
- Deluxe Modern En Suite Shower Room
- Cul De Sac Position / Ground Floor Family Cloakroom
- Beautifully Presented Throughout

**PRICE Offers Over £320,000**

*Positioned within a select cul de sac in the highly regarded Forthaven development. This impressive detached family home enjoys a well planned living layout incorporating 4 bedrooms, 3+ receptions (including sun lounge), open plan luxury kitchen with living / dining aspect, deluxe en suite and luxury family bathroom. With a high level of interested anticipated 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

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

## ACCOMMODATION

### GROUND FLOOR

Front door into:

#### WELL PRESENTED SPACIOUS ENTRANCE HALL

Polished porcelain tiled floor. Extending into cloakroom, open plan Kitchen / living area.

#### FURNISHED MODERN CLOAKROOM

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

#### LOUNGE 18'6" x 11'0"

Attractive stone fireplace with cast iron wood burning stove on slate hearth. Dual window aspect.

#### FAMILY ROOM 11'5" x 9'8"

Dual window aspect.

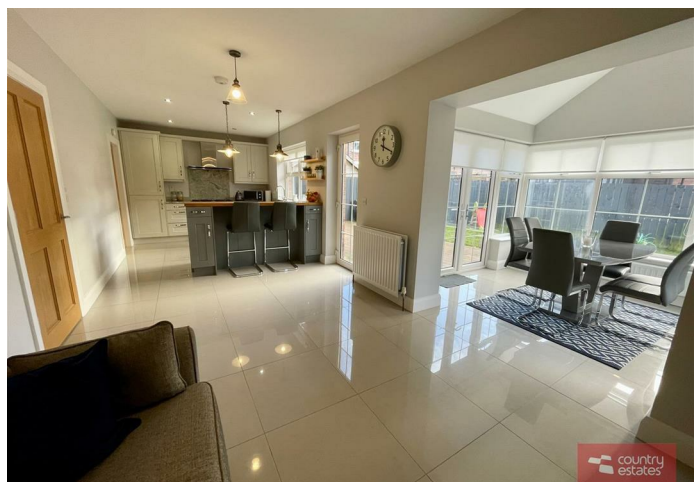


#### OPEN PLAN KITCHEN/LIVING/DINING AREA 29'0" x 9'9"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting granite work surfaces and upstands. Jawbox style sink with swan neck mixer tap. Space for free standing range style cooker. Overhead extractor fan housed in stainless steel canopy. Integrated fridge / freezer, integrated dishwasher. Fixed breakfast bar style return for casual dining with fitted shaker style storage units in contrasting colour. Open plan into:

#### SUN LOUNGE 9'5 x 8'9"

Feature vaulted ceiling. Twin PVC double glazed doors to patio and garden.



#### UTILITY ROOM 9'8" x 4'5"

Fitted with a range to shaker style units. Single drainer stainless steel sink unit. Plumbed for washing machine.

### FIRST FLOOR

**BEDROOM 1 12'9" x 10'9"**

Built in 3 bay mirrored sliderobe.

**DELUXE ENSUITE SHOWER ROOM**

Comprising quarter rounded shower cubicle with drench style shower and hand shower attachment. Button flush w.c, semi pedestal wash hand basin. Polished porcelain tiled floor.

**BEDROOM 2 11'3" x 10'2"**

Fitted wall to wall mirrored sliderobe.



**BEDROOM 3 13'4" x 10'2"**

Fitted 3 bay mirrored sliderobe.

**BEDROOM 4 9'7" x 9'7"**



**LUXURY 4 PIECE FAMILY BATHROOM**


Comprising quarter rounded shower cubicle with drench style shower and hand shower attachment. Semi pedestal wash hand basin, button flush w.c, modern free standing bath. Polished porcelain tiled floor.



**OUTSIDE**

Neat well maintained garden to front. Stone drive way with parking forecourt suitable for a variety of vehicles. Private enclosed garden to rear screened by perimeter fence laid in neat lawn, brick paved patio and walkways.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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