

39 Forthaven, Ballyrobert, BT39 9GU



- Attractive Double Fronted Detached Family Home
- 4 Bedrooms
- 2+ Receptions
- Open Plan Contemporary Kitchen with Living/ Dining Aspect
- Luxurious 4 Piece Bathroom Suite
- Master Bedroom with Deluxe En Suite
- Ground Floor Furnished Cloakroom
- Double Glazed Windows/ Oil Fired Central Heating
- Highly Regarded Established Development
- Beautifully Presented Throughout

PRICE Offers Around £309,950

Situated on a prime corner site within the highly regarded Forthaven Development in Ballyrobert Village. This attractive Turnbury house type is a Double Fronted Detached family home that enjoys a well planned living layout incorporating 4 bedrooms, 2+ receptions, open plan contemporary Kitchen with living/ dining aspect, family bathroom plus an en suite shower room. With a high level of interest anticipated an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

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

ACCOMMODATION

GROUND FLOOR

Front door with double glazed fan light over into:-

WELL PRESENTED ENTRANCE HALL

Quality oak strip flooring.

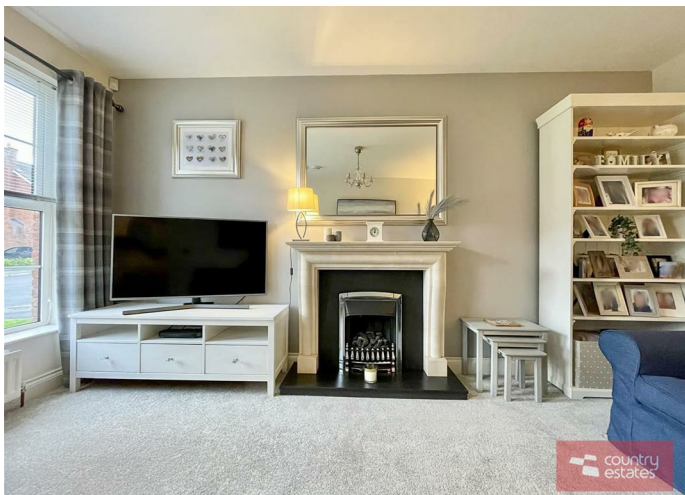
MODERN FURNISHED CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with tiled splashback. Tiled floor.

LOUNGE 14'6" x 11'10"

Attractive stone fireplace with black slate inset and hearth. Dual window aspect.

FAMILY ROOM 11'10" x 9'4"



OPEN PLAN KITCHEN / LIVING / DINING 30'6" x 10'10"

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting worksurfaces. Breakfast bar style return for casual dining . 'Franke' stainless steel single drainer sink unit with swan neck tap. Integrated stainless steel oven with 4 ring halogen hob. Overhead modern extractor fan. Partial glazed cabinet. Polished porcelain tiled floor. Low voltage lighting. Twin PVC double glazed doors to private rear garden.



UTILITY ROOM 7'3" x 5'0"

Fitted with a range of matching high and low level fitted units in gloss finish. Stainless steel single drainer sink unit. Tiled floor. PVC double glazed door to garden.

FIRST FLOOR

BEDROOM 1 14'4" x 11'10"

At max. Fitted wall to wall modern wardrobes.

DELUXE ENSUITE

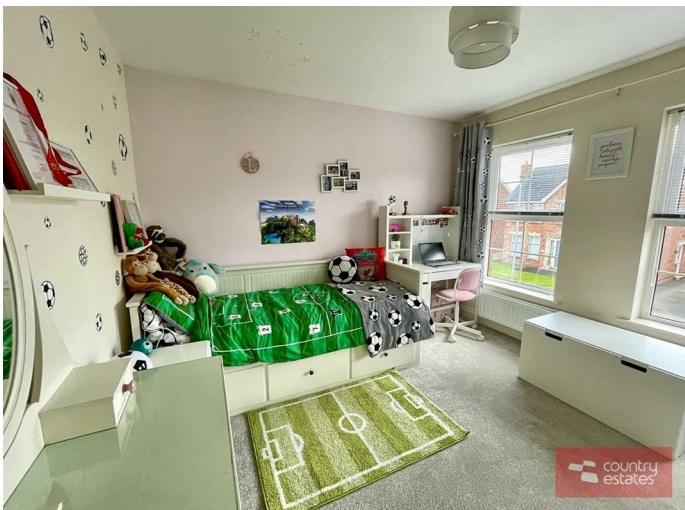
Comprising semi pedestal wash hand basin with monobloc tap, step-in shower cubicle with 'Drench' style shower plus hand shower attachment and button flush w.c.



BEDROOM 2 11'10" x 11'3"

BEDROOM 3 12'6" x 11'10"

BEDROOM 4 12'9" x 8'3"



LUXURIOUS 4 PIECE BATHROOM

Comprising quarter rounded corner shower cubicle with drench style shower and hand shower attachment, 'Jacuzzi' corner bath, floating wash hand basin with monobloc tap and button flush w.c. Fully tiled walls. Tiled floor.


OUTSIDE

Neat well maintained garden to front and side in lawn.

Private enclosed garden to rear screened by perimeter fence with part brick paved patio and walkway.

Driveway to side with ample parking and space for garage.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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We have not tested any of the systems or appliances at this property.

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