

4 Forthaven, Ballyrobert, BT39 9GU



PRICE Offers Over £388,950

Positioned on a prime site in a quiet cul de sac enjoying an open aspect within the highly regarded Forthaven Development. This superb detached family home is beautifully presented throughout with a well planned living layout over 3 floors. Boasting a high internal specification and finish including an open plan living, kitchen, dining area with a contemporary shaker style fitted kitchen, luxury family bathroom and master bedroom ensuite. With a high level of interest anticipated an early viewing is highly recommended.

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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

- **Impressive Double Fronted Detached Family Home**
 - **6 Bedrooms / 2+ Receptions**
- **Luxurious Open Plan Kitchen with Living/Dining/ Sun Lounge**
- **Deluxe En Suite Shower Room / Luxurious Family Bathroom**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
 - **Furnished Cloakroom / Utility Room**
 - **Prime Site with Open Aspect**
 - **Large Detached Matching Garage**
 - **Superb Presented Throughout**
 - **Circa 2650 Sq Ft**

ACCOMMODATION

GROUND FLOOR

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

WELL PRESENTED SPACIOUS ENTRANCE HALL

Porcelain tiled floor extending to Kitchen and Sun Lounge.



FURNISHED CLOAKROOM

Comprising semi-pedestal wash hand basin with monobloc tap. Button flush WC.

LOUNGE 16'0" x 12'8"

Dual window aspect. Attractive Portuguese stone fireplace with matching hearth. Piped for gas fire. Open Plan into:



DINING ROOM 14'7" x 12'8"

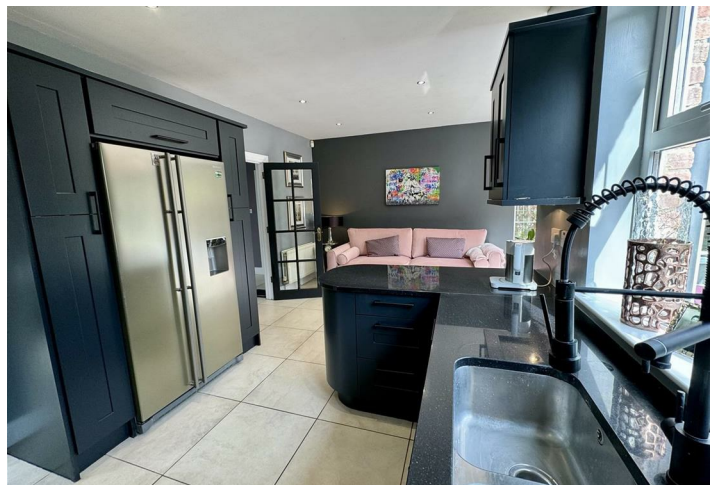
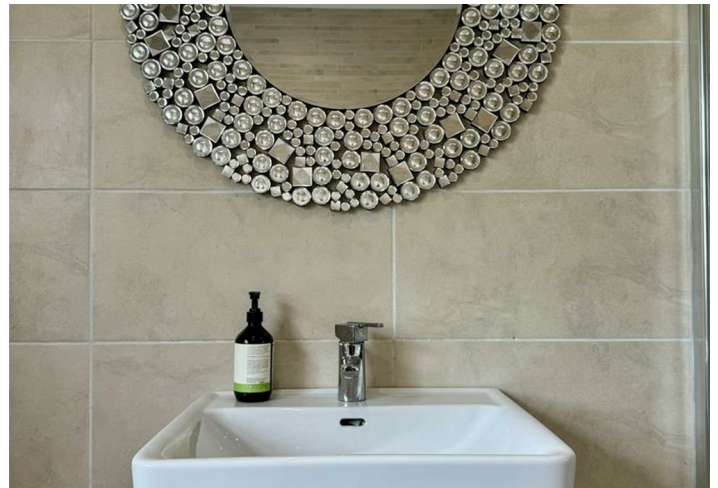
FAMILY ROOM 12'6" x 11'9"

Dual window aspect. Quality semi-solid oak flooring.



'L' SHAPE LUXURIOUS KITCHEN INTO SUNLOUNGE 20'6" x 20'0"

At max. Luxurious shaker kitchen equipped with a range of high and low level fitted units with contrasting granite work surfaces. Spaced for freestanding range style cooker. Overhead modern extractor fan. Integrated dishwasher. Space for American style fridge freezer. Tiled floor and low voltage lighting. Twin french double glazed doors to patio and garden from Sun Lounge.



UTILITY ROOM 8'1" x 5'6"

Fitted with a range of matching American walnut units. PVC double glazed door to driveway. Stainless steel sink unit.

FIRST FLOOR

HALF LANDING

BEDROOM 1 15'8" x 12'4

Dual window aspect. Recently installed bespoke fitted full length sliderobe with integrated shelving and hanging space and space for concealed Television (Not included)

DELUXE EN SUITE SHOWER ROOM

Comprising button flush WC. Semi-pedestal wash hand basin with monobloc tap. Walk-in shower enclosure. Porcelain tiled floor. Fully tiled walls. Low voltage recessed lighting.



BEDROOM 2 12'3" x 15'0"

BEDROOM 3 13'4" x 11'9"

Dual window aspect.



BEDROOM 4 11'7" x 10'0"

LUXURIOUS FAMILY BATHROOM

Comprising semi-pedestal wash hand basin. Button flush WC. Walk-in shower enclosure. Freestanding bath with centre tap. Tiled floor. Fully tiled walls. Low voltage recessed lighting.



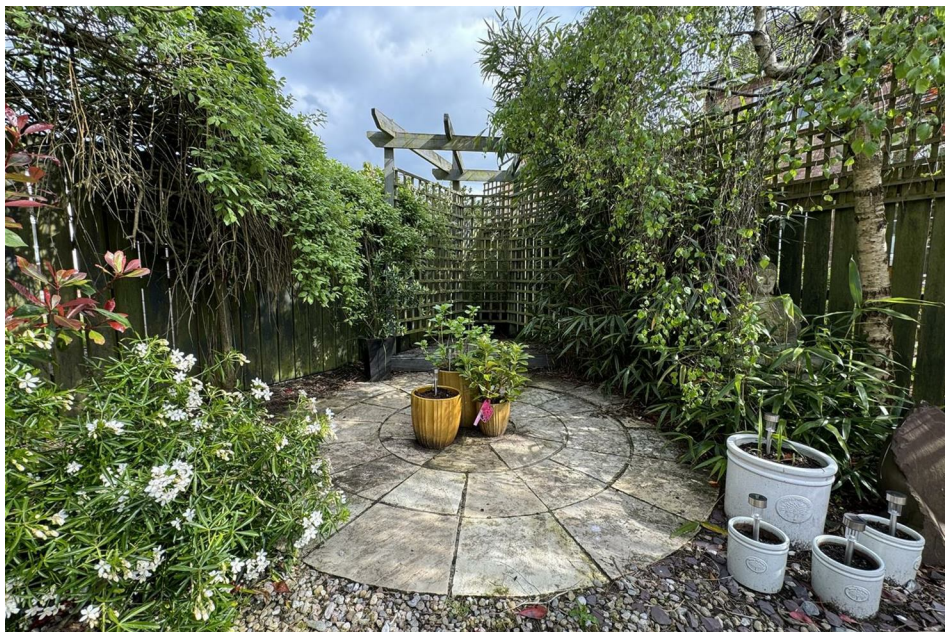
SECOND FLOOR

BEDROOM 5 18'7 x 15'9

at max. Undereave storage.

BEDROOM 6 18'7" x 12'2"

Undereave storage.



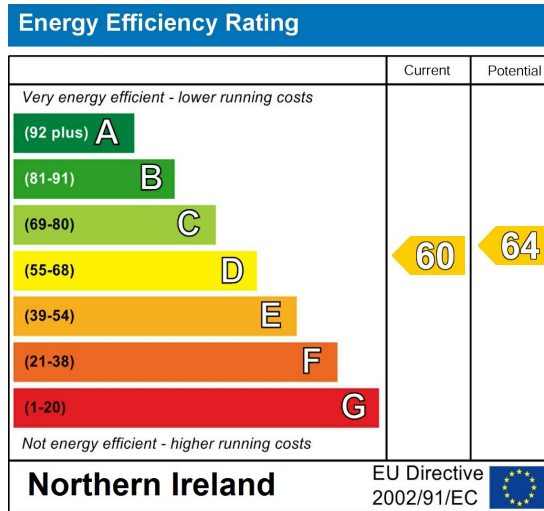
OUTSIDE

Large well maintained garden to front in lawn. Extensive driveway to side with ample parking.
Hard landscaped private garden to rear stocked with a variety of shrubs with paved patio areas and screened by perimeter fence.

DETACHED MATCHING GARAGE 17'10" x 15'0"

Roller shutter door. Power and light.





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

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