

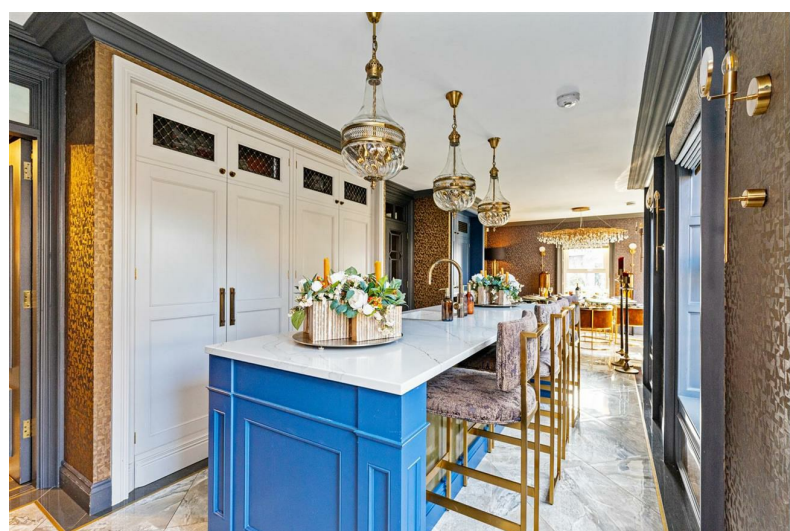
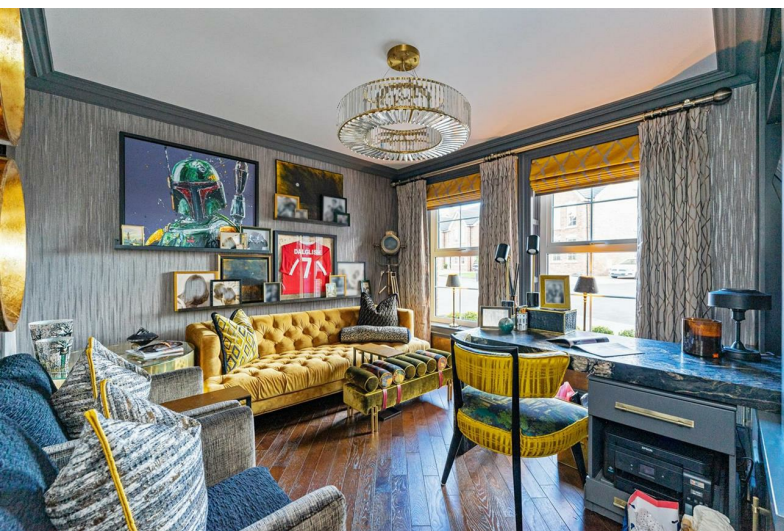


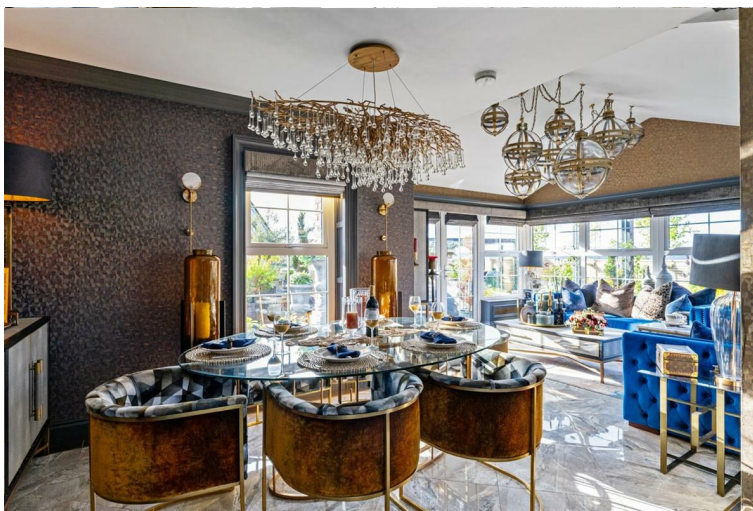
69 Forthaven, Ballyrobert, BT39 9GU

- Impressive Detached Family Home
- Five Bedroom; Three+ Reception
- Deluxe Bathroom, En Suite & Furnished Cloakroom
- PVC Double Glazing
- Private, Fully Landscaped Site
- Exceptional, Bespoke Finished Throughout
- Luxury Fitted Kitchen
- Oil Heating (underfloor to ground floor level)
- Private Driveway; Attached Garage
- Open Aspect To Rear

Offers Over £450,000

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, panelled front door with matching double glazed side screens and fanlight over. Tiled floor. Coving to ceiling. Glass panelled, French doors, with matching side screens and fanlight over, leading to:

ENTRANCE HALL

Tiled floor. Coving to ceiling. Panelling to walls. Glass panelled, French doors leading to kitchen.

FURNISHED CLOAKROOM

Contemporary, two piece suite comprising vanity unit (in lieu of sink showing in photograph) and concealed cistern WC. Coving to ceiling. Panelling to walls. Splashback tiling to sink and toilet. Tiled floor.

LOUNGE 15'9" x 12'2"

Contemporary, glass fronted, wall recessed, gas fire with tiled surround and hearth. Twin windows to front elevation. Fitted storage unit and shelving. Coving to ceiling. Timber flooring.

FAMILY ROOM (currently utilised as home office) 12'2" x 11'5"

Fitted storage units, shelving and marble desk unit. Coving to ceiling. Twin windows to front elevation. Timber flooring.



KITCHEN THROUGH DINING ROOM 32'0" x 10'2"

Luxury, fitted, in-frame kitchen with comprehensive range of high and low level storage units, with solid quartz work surface. Matching island unit with breakfast bar area and inlaid sink unit. Integrated gas hob with extractor hood over. Integrated double ovens. Integrated under counter fridge and dishwasher. Access to walk in larder unit with fitted storage units and solid quartz worktops. Glass fronted display cabinets. Sheet brass splashback to hob area. Space for wine fridge. Tiled floor. Triple windows to rear elevation. Open arch leading to:

SUN LOUNGE 15'1" x 14'0" (wps)

Rural views. Tiled floor. PVC double glazed, French doors to rear garden.

UTILITY ROOM 12'1" x 5'4" (plus storage areas)

Range of fitted high and low level in-frame storage units, with solid quartz work surface. Inlaid stainless steel sink unit. Space for American style fridge freezer. Space and plumbed for washing machine. Space for tumble dryer. Built in wine cabinet. Tiled floor. Access to:

ATTACHED GARAGE (now converted to cinema room) 20'3" x 9'7"

Coving to ceiling. Parquet style flooring. PVC double glazed, French door leading to rear garden.

FIRST FLOOR

LANDING

Timber floor. Coving to ceiling. Panelling to walls. Stairwell to second floor.

PRINCIPAL BEDROOM 19'3" x 12'2"

Coving to ceiling. Twin windows to front elevation. Fitted storage unit and shelving. Double doors leading to:

WALK IN WARDROBE / DRESSING ROOM 12'7" x 11'5"

Comprehensive range of fitted wardrobes and storage units. Coving to ceiling. Rural views to rear. Timber flooring.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising oversized shower enclosure, vanity unit with twin sinks and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head.

BEDROOM 2 12'2" x 11'6"

Twin windows to front elevation. Fitted wardrobes, storage units and shelving. Timber flooring.

BEDROOM 3 11'5" x 9'10"

Fitted wardrobes, storage units and shelving. Coving to ceiling. Timber flooring.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, four piece suite comprising freestanding bath, separate oversized shower enclosure, vanity unit (in lieu of sink showing in photograph) and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

SECOND FLOOR

LANDING

Timber floor. Panelling to walls. Access to hot press.

BEDROOM 4 15'8" x 13'8" (plus wardrobe space)

Wall to wall fitted wardrobes. Dual aspect windows. Rural views. Timber flooring.

BEDROOM 5 13'7" x 12'3" (plus wardrobe space)

Wall to wall fitted wardrobes. Dual aspect windows. Rural views. Access to under eaves storage. Timber flooring.

EXTERNAL

Generous sized, private driveway area, finished in set concrete and decorative stone.

Entrance area with external lighting.

PVC soffits, fascia and rainwater goods.

Electric car charging point.

Outside hot and cold water taps.

Fully enclosed, landscaped rear garden, finished in lawn, composite decking, artificial grass, raised planters, decorative stone and range of plants, trees and shrubbery.

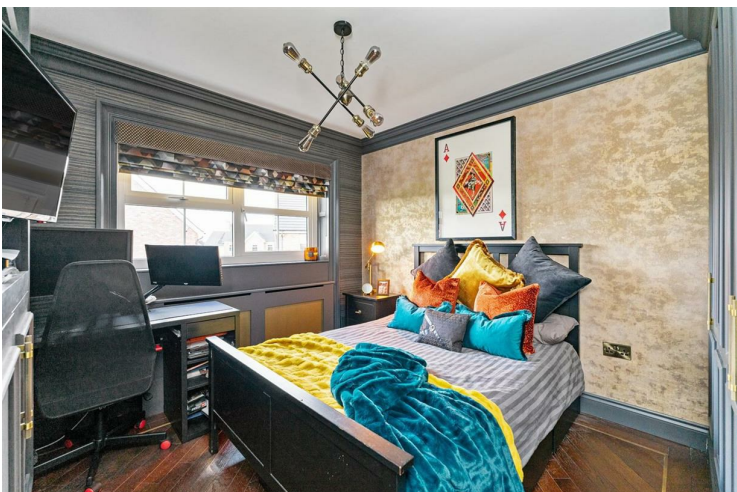
Tiled patio area with roofed pergola and fitted bar.

Separate tiled patio area with tiled roof, retractable sides and open fire.

Open aspect to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





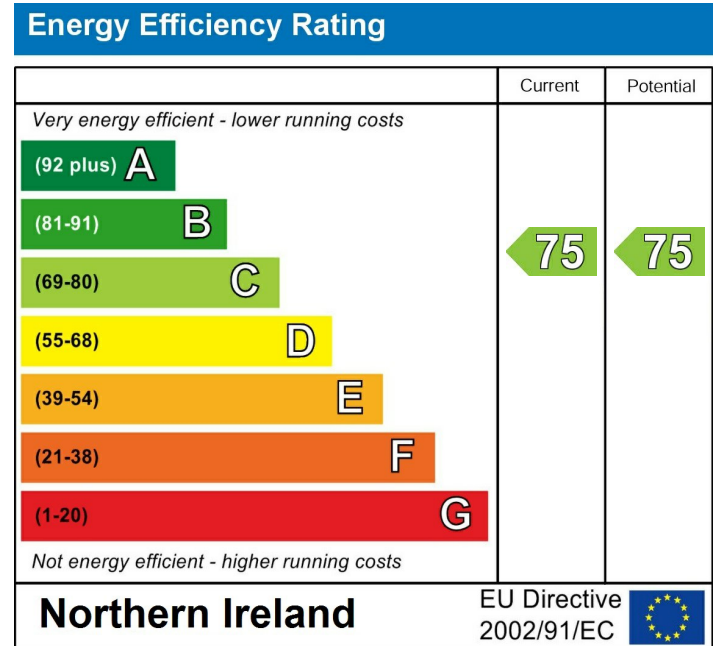
Impressive, detached, bespoke family home, finished to an exceptional specification throughout, occupying a prime, end of cul de sac site with open aspect to rear, within the well sought after Forthaven development, Ballyrobert village, Ballyclare.

The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room (currently utilised as home office), generous sized sun lounge, kitchen through dining room with luxury fitted kitchen, utility room, attached garage (currently converted into a cinema room/play room), five well-proportioned bedrooms, to include principal suite with walk in wardrobe/dressing room, and separate deluxe fully tiled bathroom.

Externally, the property enjoys private driveway finished in set concrete, and fully enclosed, private, landscaped rear garden, finished in lawn, composite decking, artificial grass, raised planters, decorative stone, tiled patio area with roofed pergola and fitted bar, separate tiled patio area with tiled roof and open fire, and range of plants, trees and shrubbery.

Other attributes include oil heating, underfloor heating (to ground floor level), PVC double glazing, alarm system, CCTV, and CAT 5 to bedrooms, living areas, office and playroom.

Early viewing highly recommended to avoid disappointment.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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