

## 30 Forthaven, Ballyrobert, BT39 9GU



**PRICE Offers Over £359,950**

*Positioned on a private site within the highly regarded Forthaven development this attractive double fronted period style home boasts a high specification throughout. Incorporating an open plan living/ kitchen/dining aspect with integral sun lounge extension, deluxe family bathroom and deluxe modern en-suite. The roof-space has been prepped for conversion with recessed trusses, flooring and twin velux windows if further accommodation is desired.*

**> 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

- **Superb Double Fronted Family Home**
  - **4 Bedroom: 3+ Receptions**
- **Impressive Open Plan Living / Kitchen / Sun Lounge**
- **Luxurious Family Bathroom / Deluxe Modern En Suite Shower Room**
- **Detached Matching Garage**
- **Sun Lounge Extension to Rear**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
- **Utility Room / Furnished Cloakroom**
- **Highly Sought After Development**
- **Beautifully Presented Throughout**





## ACCOMMODATION

### GROUND FLOOR

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

### SPACIOUS TILED ENTRANCE HALL 21'1" x 7'2"

At max.

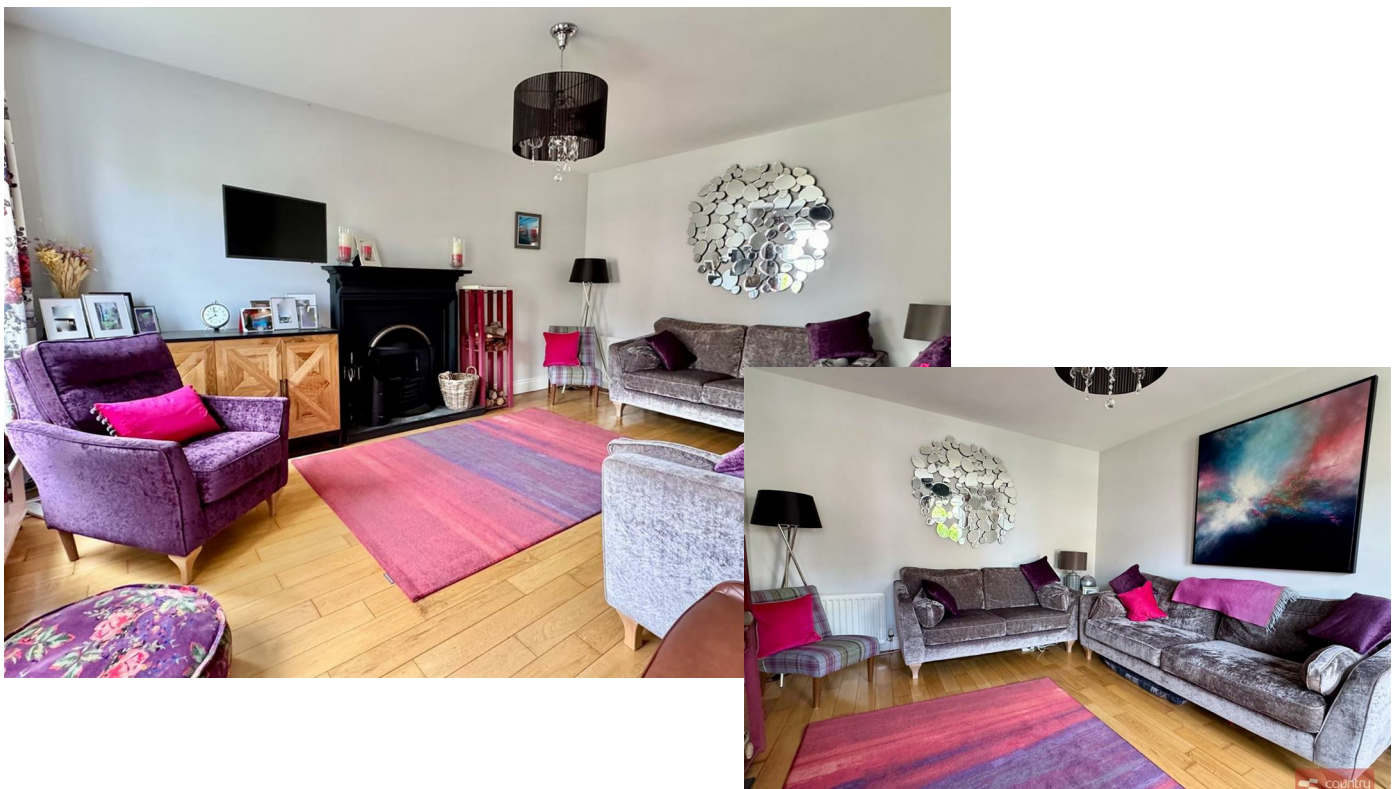
### FURNISHED CLOAKROOM

Comprising button flush wc. Semi pedestal wash hand basin with monobloc taps and tiled splashback.



### LOUNGE 16'10 x 12'8

Attractive horseshoe style cast iron fireplace with slate hearth. Dual window aspect. Oak strip flooring.





## **FAMILY ROOM 12'9 x 10'9**

Dual window aspect. Oak strip flooring.



## **OPEN PLAN KITCHEN WITH LIVING DINING ASPECT 21'6 x 20'1**

Including SUN LOUNGE EXTENSION. At max. Quality Shaker style fitted Kitchen equipped with a range of high and low level units with contrasting work surfaces. Stainless steel single drainer sink unit with swan neck tap. Space for freestanding range style cooker. Overhead extractor fan. Integrated stainless steel canopy. Integrated fridge/freezer and dish washer. Tiled floor in Kitchen area. Oak strip flooring in Living/ Dining / Sun Lounge. Twin doors into:-





### **DINING ROOM 11'3 x 10'4**

Presently used as Play room. Oak strip flooring.



### **UTILITY ROOM 7'6 x 5'6**

Fitted with a range of Walnut effect fitted units. Circular sink unit with mixer taps. Plumbed for washing machine.

### **FIRST FLOOR**

### **GALLERY STYLE LANDING**

With study aspect.





### **BEDROOM 1 13'6 x 12'6**

Fitted with a range of 'L' shape modern sliderobes.

### **DELUXE EN SUITE**

Comprising button flush wc, wash hand basin in vanity unit and shower cubicle with thermostatically controlled shower. Fully tiled walls with co-ordinating tiled floor.



### **BEDROOM 2 12'6 x 11'3**

Fitted wall to wall modern sliderobes.

### **BEDROOM 3 10'8 x 10'7**



## **BEDROOM 4 13'10 x 7'8**

### **LUXURIOUS FAMILY BATHROOM**

Comprising button flush wc, corner shower with glazed door, bath with shower attachment and semi pedestal wash hand basin in walnut style vanity unit. Fully tiled walls with contoured styled accent panel and tiled floor.



### **OUTSIDE**

Neat garden to front in lawn.

Private garden to rear screened by perimeter fence laid in neat lawn with ornamental full height gates to side and part paved patio / terrace area.

Driveway to side with ample parking for a number of vehicles leading to:-

### **DETACHED MATCHING GARAGE**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.**



You Talk. We Listen.

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Fiona.hannah@themortgageshop.net

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