

## 7 Forge Lane, Ballyclare, BT39 9WX



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Select Modern Development
- Luxury Shaker Kitchen With Dining Aspect
- Luxury Four Piece Family Bathroom
- PVC Double Glazed Windows
- Gas Central Heating
- Open Aspect To Front
- Private Enclosed Rear Garden

**PRICE Offers Over £197,950**

*Positioned within a select modern development within easy walking distance of Ballyclare town centre. This recently constructed modern 3 bed semi detached will ideally interest first time buyers searching for a well maintained home at a realistic price. Boasting a luxury shaker kitchen with a host of integrated appliances and a deluxe modern 4 piece family bathroom. Early viewing is 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

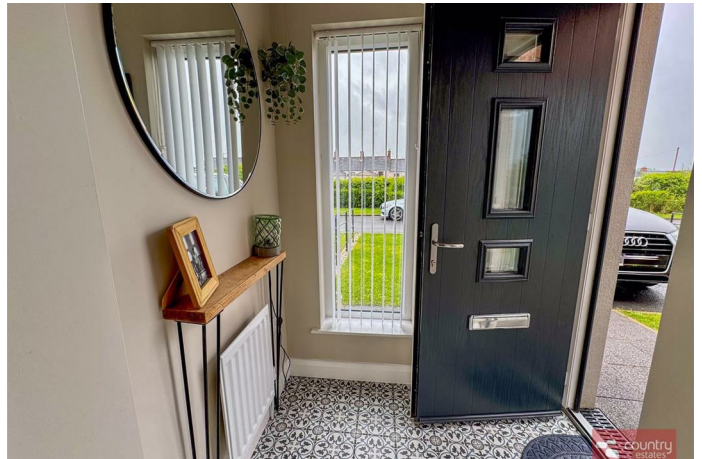
## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### WELL PRESENTED ENTRANCE HALL

Composite front door with full height double glazed side screen. Tiled floor in Windsor pattern.



#### LOUNGE 17'8" x 12'7"

Inglenook style fireplace with inset cast iron wood burning stove on slate hearth. Quality herringbone style SPC waterproof vinyl flooring.



#### LUXURY KITCHEN 10'3" x 16'9"

Equipped with a comprehensive range of high and low level shaker style fitted units in matt grey finish with contrasting work surfaces inlaid coloured coded single drainer sink unit with swan neck tap.

Fitted with a host of integrated appliances including dish washer, fridge freezer, oven, 4 ring hob, overhead extractor housed in stainless steel extractor with glass hood. Ceramic tile floor. Twin french double glazed doors to patio and garden.

Under stair storage cupboard.



## **FURNISHED CLOAKROOM**

Comprising button flush w.c. with semi pedestal wash hand basin with mono block tap.

## **FIRST FLOOR**

### **BEDROOM 1 12'8" x 12'6"**

At max.

### **BEDROOM 2 9'7" x 10'6"**

Built in walk in wardrobe.



### **BEDROOM 3 9'4" x 6'7"**

Presently used as dressing room.

## **LUXURY FOUR PIECE FAMILY BATHROOM**

Comprising button flush w.c. floating vanity unit in gloss finish with mono block tap and tiled splash back. Paneled bath, tiled splash back. Quatre round shower cubicle, thermostatic controlled shower in fully tiled in notre style brick. Windsor pattern style floor.



## OUTSIDE

Neat well maintained garden to front. Private parking forecourt. Private enclosed garden to rear screened with perimeter fence extensive paved patio area and low maintenance garden finish in artificial grass.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	

### IMPORTANT NOTE TO ALL PURCHASERS:

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



T: 028 9318 0002  
Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.