

## 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.*

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**Antrim**  
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**Ballyclare**  
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Ballyclare  
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Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
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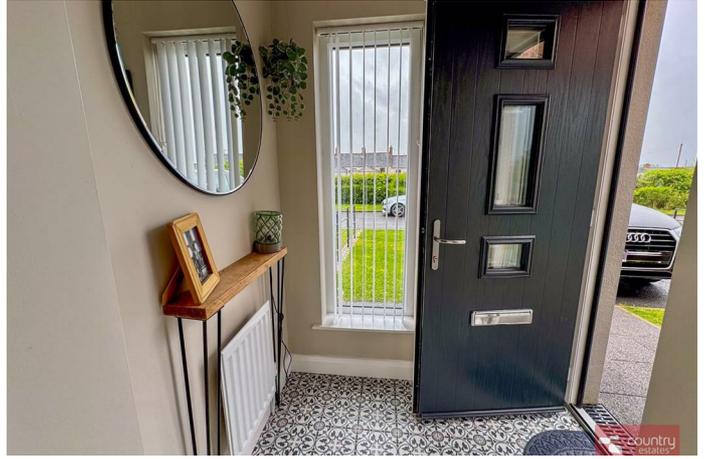
## ACCOMMODATION

### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.**



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