

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 Around £195,000

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

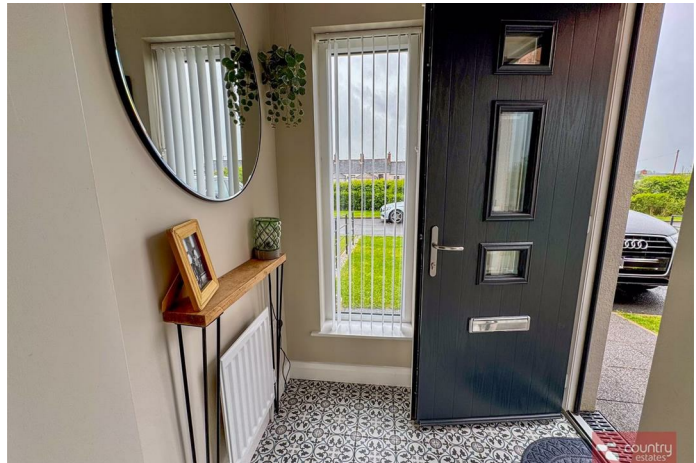
ACCOMMODATION

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 dishwasher, fridge freezer, oven, 4 ring hob and overhead extractor housed in stainless steel extractor with glass hood. Ceramic tile floor. Twin french double glazed doors to patio and garden. Understair storage cupboard.



FURNISHED CLOAKROOM

Comprising button flush w.c. with semi pedestal wash hand basin with monobloc 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 monobloc tap and tiled splash back, panelled bath with tiled splash back and quarter rounded shower cubicle with 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 finished in artificial grass.

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

 **The Mortgage Shop**
 You Talk. We Listen.
 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.

PRS Property Redress Scheme