



38 Forthaven, Ballyrobert, BT39 9GU

- Impressive Family Detached
- Sun Lounge
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Garden Room/Bar
- Four Bedroom; Four+ Reception
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway
- Large, Fully Enclosed Rear Garden

Offers Over £389,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screens and fanlight over. Tiled floor. Feature height ceiling continuing throughout remainder of property. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor. Access to under stairs store.

LOUNGE 16'4" x 11'8"

Open fire in cast iron fireplace with granite hearth and contrasting surround. Timber flooring.

STUDY 11'8" x 10'4"

FAMILY ROOM 11'8" x 11'5"

Cast iron, wood burning stove on granite hearth. Tiled floor. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA 18'0" x 9'10"

Luxury fitted kitchen with range of high and low level storage units with contrasting solid quartz worktop. Matching breakfast bar area. Ceramic sink. Recess for range style oven with extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Built in wine rack. Splashback tiling to range area. Tiled floor. Open arch to:



SUN LOUNGE 10'4" x 10'3"

Dual aspect windows. PVC double glazed French doors leading to rear garden. Tiled floor.

UTILITY ROOM 7'1" x 5'7"

Range of fitted storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Splashback tiling to wall. Tiled floor. PVC double glazed door to driveway.

FIRST FLOOR

LANDING

Access to shelved hot press. Access to partially floored open truss roof space with strengthened joists (ready for conversion, subject to necessary checks and approval).

PRINCIPAL BEDROOM 13'10" x 11'4" (plus wardrobe space)

Fitted wardrobes in mirror and glass panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 10'11" x 10'5" plus wardrobe space

Fitted wardrobes in mirror and glass panelled sliding doors.

BEDROOM 3 11'8" x 10'4"

BEDROOM 4 10'4" x 9'4"

Comprehensive range of fitted wardrobes and storage.

DELUXE BATHROOM

Contemporary, white, four piece suite comprising free standing bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in decorative stone.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Electric car charging point.

Generous sized rear garden finished in lawn, paved patio areas and decorative stone.

PVC oil storage tank.

DETACHED GARAGE (CONVERTED TO GARDEN ROOM) 14'7" x 9'11"

Fitted bar unit. Exposed brick feature walls. Power and light. Wood laminate floor covering. PVC double glazed window and matching French doors leading to rear garden.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Immaculately presented, spacious, four bedroom/four+ bedroom, detached family home with matching detached garage (converted to garden room), occupying a prime, corner site, within the well sought after Forthaven development, Ballyrobert village, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, study, family room, sun lounge, kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys private driveway, matching detached garage (converted to garden room/bar), and large, fully enclosed rear garden.

Other attributes include oil heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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