

63 Forthaven, Ballyrobert, BT39 9GU



PRICE Offers Over £374,950

Set within the desirable Forthaven area of Ballyrobert, this stunning detached family home perfectly combines modern style with everyday comfort. Offering four generously sized bedrooms, it is ideally suited to growing families.

The property features two inviting reception rooms, along with a spacious open-plan living, kitchen, and dining area perfect for both relaxing and entertaining guests.

Enjoying two contemporary bathrooms, including a private ensuite, all thoughtfully designed to balance practicality with elegance. And a ground floor furnished Cloakroom for convenience.

Equipped with a fitted alarm system, the home provides added security and reassurance. Smart switches are installed throughout, allowing easy control of lighting and appliances, while full network cabling ensures excellent connectivity, ideal for remote working or streaming entertainment.

Solar panels further enhance the home's appeal, improving energy efficiency, lowering running costs, and supporting a more sustainable way of living.

This exceptional Ballyrobert property offers a rare opportunity to enjoy modern living in a highly sought after area, an ideal place to call home.

> 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

- **Impressive Detached Family Home**
 - **4 Well Proportioned Bedrooms**
 - **2+ Reception Rooms**
 - **Open Plan Living/ Kitchen Dining Layout**
 - **Luxury Shaker Style Fitted Kitchen**
 - **Luxury Four Piece Family Bathroom**
 - **Deluxe En Suite Shower Room**
 - **Modern Furnished Cloakroom/ Utility Room**
 - **PVC Double Glazed Windows/ Gas Fired Central Heating**
 - **Prime Corner Site / Highly Regarded Development**



ACCOMMODATION

GROUND FLOOR

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

ENTRANCE HALL

Spacious well presented entrance hall. Quality laminate flooring.

FURNISHED CLOAKROOM

Comprising semi-pedestal wash hand basin with mono bloc tap and button flush WC. Tiled splashback. Porcelain marble effect tiled floor.



SPACIOUS LOUNGE 11'7" x 14'9"

Dual shuttered window aspect. Inglenook style fireplace with cast iron multi fuel stove and granite hearth.



FAMILY ROOM 11'7" x 9'3"

Dual shuttered window aspect. Quality laminate flooring. Presently used as home office.



OPEN PLAN LUXURY KITCHEN/ LIVING DINING AREA 30'3" x 10'7"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting granite work surfaces. Inlaid stainless steel sink unit with swan neck tap. Breakfast bar style return for casual dining. Integrated under oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy with Granite upstand and splashback. Integrated dishwasher. Part porcelain tiled floor in kitchen area/ quality laminate flooring in living/ dining area. Twin PVC double glazed French doors to garden.



UTILITY ROOM 7'1" x 5'7"

Fitted with a range of high and low level matching shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. PVC double glazed door to driveway.



FIRST FLOOR

Spacious landing area. Access to part floored roofspace via Slingsby style ladder. Floored to centre with power and light.

BEDROOM 1 14'7" x 9'10"

Feature accent wall panelling.

LUXURY ENSUITE SHOWER ROOM

Comprising button flush WC, semi pedestal wash hand basin with monobloc mixer tap and large PVC panelled shower enclosure with Drench style shower and hand shower attachment. Tiled splash back. Porcelain tiled floor.



BEDROOM 2 12'3" x 11'6"

Dual Shuttered window aspect. Built in four bay slide robes.

BEDROOM 3 11'6" x 11'2"

Dual window aspect.



BEDROOM 4 13'5" x 8'3"

Presently used as dressing room.



DELUXE FOUR PIECE FAMILY BATHROOM

Comprising modern double ended freestanding bath, separate quarter rounded shower cubicle with Drench style shower and hand shower attachment, semi pedestal wash hand basin with monobloc tap and a button flush WC. Porcelain tiled floor.



OUTSIDE

Neat well maintained garden to front screened by hedge.

Garden to side in lawn.

Pebbled driveway with parking forecourt suitable for a variety of vehicles.

Private mature enclosed garden to rear screened by perimeter fence. Laid in neat well maintained lawn, with block paved patio area and walkways. Stocked with a variety of mature shrubs and trees. Garden sheds for storage.

Sprinkler system installed to front and back lawn.

Outside power point.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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.

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