



## 4D Newforge Lane, Belfast, BT9 5NU

**Price Guide £725,000**

Forest Gate is a private gated development located on the leafy Newforge Lane in Malone. This exclusive development is perfectly positioned close all the amenities South Belfast has to offer. The home itself offers spacious and modern accommodation, extending to approx. 2602 sq. ft. ideal for family living. Finished to an exceptionally high standard, the property also benefits from excellent energy efficiency. The ground floor comprises reception hall leading to large living room with gas stove, contemporary kitchen open plan to living / dining area, utility room and cloakroom. The first and second floors comprise four large bedrooms (two with en-suites & dressing rooms) and luxury bathroom suite. Externally there is a private, enclosed garden in lawn with patio, driveway to front and front garden in lawn. Close to a range of excellent transport facilities and offering easy access to Belfast City Centre and George Best Airport, the property is perfectly placed for commuters and with a range of leading schools close by, ideal for families.

- Recently Constructed Detached Home In A Private, Gated Development
- Four Excellent Bedrooms (Two With En-suite Shower Rooms & Dressing Rooms)
- Front Living Room With Feature Gas Stove
- Contemporary Kitchen With Range Of Integrated Appliances Open Plan To Living / Dining Area
- Utility Room, Cloakroom & Excellent Storage Throughout
- Private, Enclosed Garden To Rear In Lawn With Patio Area, Front Garden In Lawn, Driveway
- Gas Fired Central Heating / High Performance Double Glazing
- Close To Local Parks, Recreational Facilities & The Cafes, Shops & Restaurants Of Stranmillis Village & The Lisburn Road
- Leading Local Schools & Excellent Transport Links Both Within Easy Reach
- Chain Free & NHBC 10 Year Warranty In Place

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		86	86

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Composite front door.

**RECEPTION HALL**



Tiled flooring. Storage off.

**LIVING ROOM 17'9 x 14'8 (5.41m x 4.47m)**



Wood flooring, gas stove set in tiled recess with granite hearth & trim.

**KITCHEN / LIVING / DINING 27'11 x 21'4  
(8.51m x 6.50m)**



High quality contemporary units, 'Sinquastone' re-engineered quartz worktops, integrated appliances to include gas hob, electric oven & microwave oven combi, integrated fridge freezer, dishwasher & extractor, island. Double doors leading to enclosed garden.



**UTILITY ROOM 10'11 x 6'11 (3.33m x 2.11m)**

Plumbed for free standing washing machine & tumble dryer.

**CLOAKROOM 7'1 x 3'2 (2.16m x 0.97m)**



Low flush W.C, wall hung wash hand basin, part tiled walls, tiled flooring.

**ON THE FIRST FLOOR**

Storage off landing.

**MASTER BEDROOM 14'9 x 13'8 (4.50m x 4.17m)**



Wood flooring.

**ENSUITE 10'2 x 5'11 (3.10m x 1.80m)**



Contemporary suite comprising low flush W.C, walk in thermostatic shower with dual head, wall mounted vanity unit, LED

illuminated mirror with de-mister pad & Bluetooth speaker, heated chrome towel radiator.

**DRESSING ROOM 6'6 x 6'0 (1.98m x 1.83m)**

**DRESSING ROOM 6'0 x 5'7 (1.83m x 1.70m)**

**BEDROOM TWO 18'8 x 10'2 (5.69m x 3.10m)**



Wood flooring.

**BEDROOM THREE 18'8 x 10'9 (5.69m x 3.28m)**



Wood flooring.

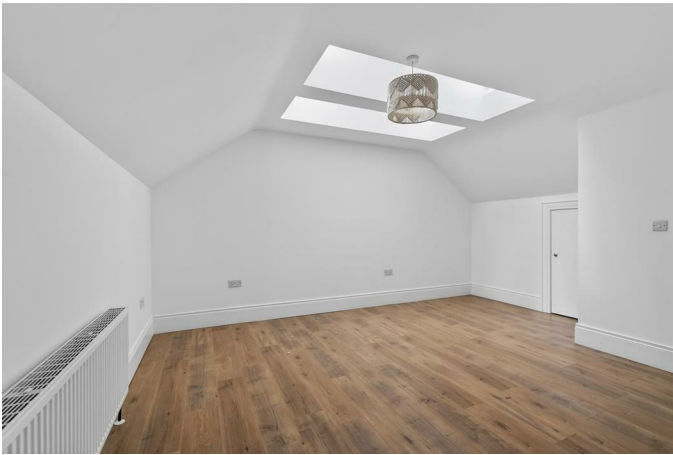
**BATHROOM 11'11 x 6'7 (3.63m x 2.01m)**



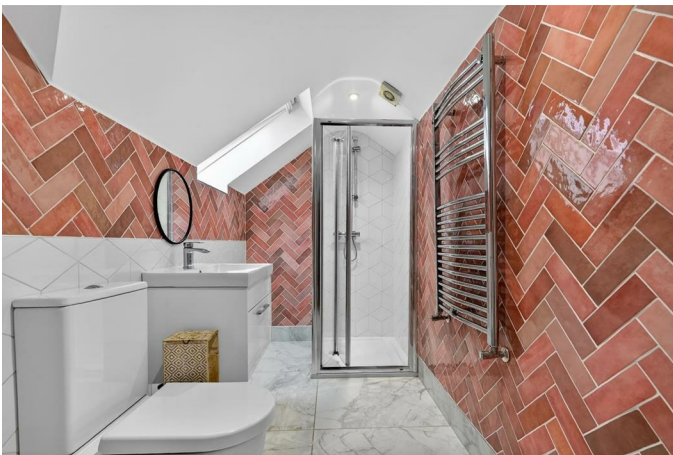
Contemporary suite with free standing bath, walk in thermostatic shower with dual head, wall mounted vanity unit. LED illuminated mirror with de-mister pad with Bluetooth speaker, heated chrome towel radiator, wall to wall feature mirror.

**ON THE SECOND FLOOR**

**BEDROOM FOUR 12'9 x 11'10 (3.89m x 3.61m)**



**ENSUITE 10'0 x 4'11 (3.05m x 1.50m)**



Contemporary suite comprising low flush W.C, walk in thermostatic shower with dual

head, wall mounted vanity unit, heated chrome towel radiator.

**DRESSING ROOM 9'9 x 9'2 (2.97m x 2.79m)**

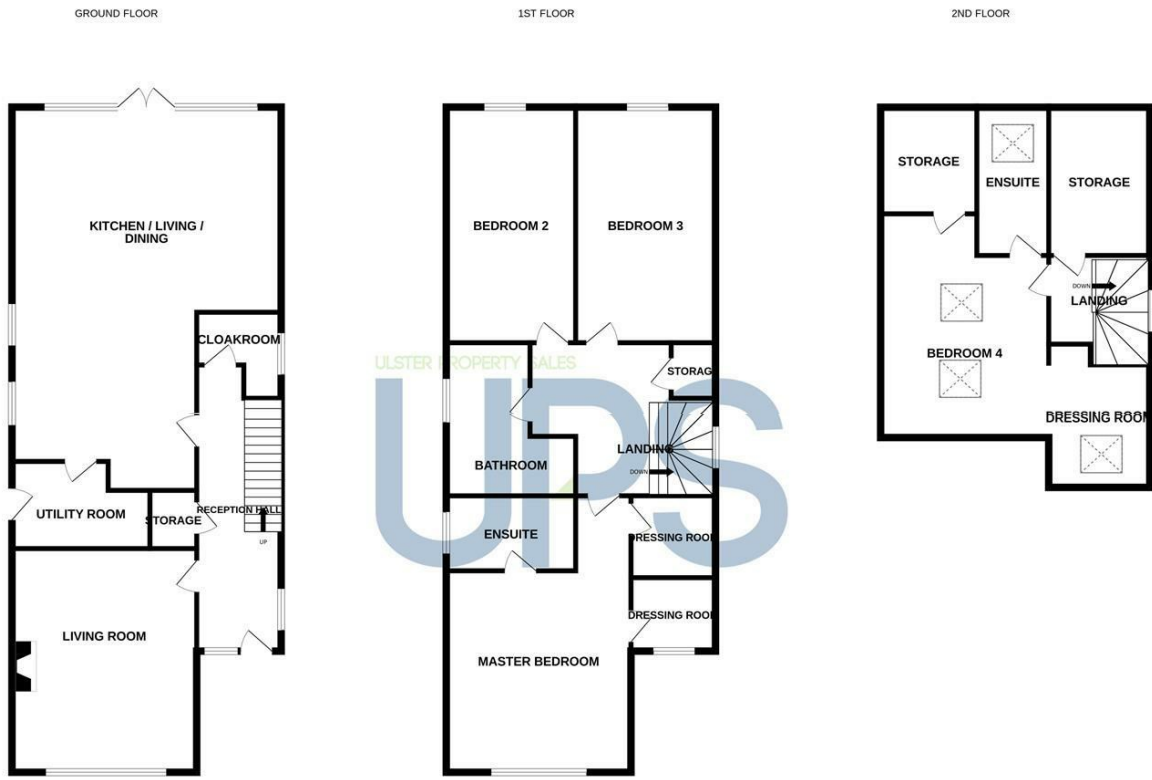
**OUTSIDE**



Feature brick pathway to front, tarmac driveway, front and rear gardens in lawn, external power sockets to front and rear, feature external bollard lighting to front driveway, electric gate access. External water tap to rear garden.

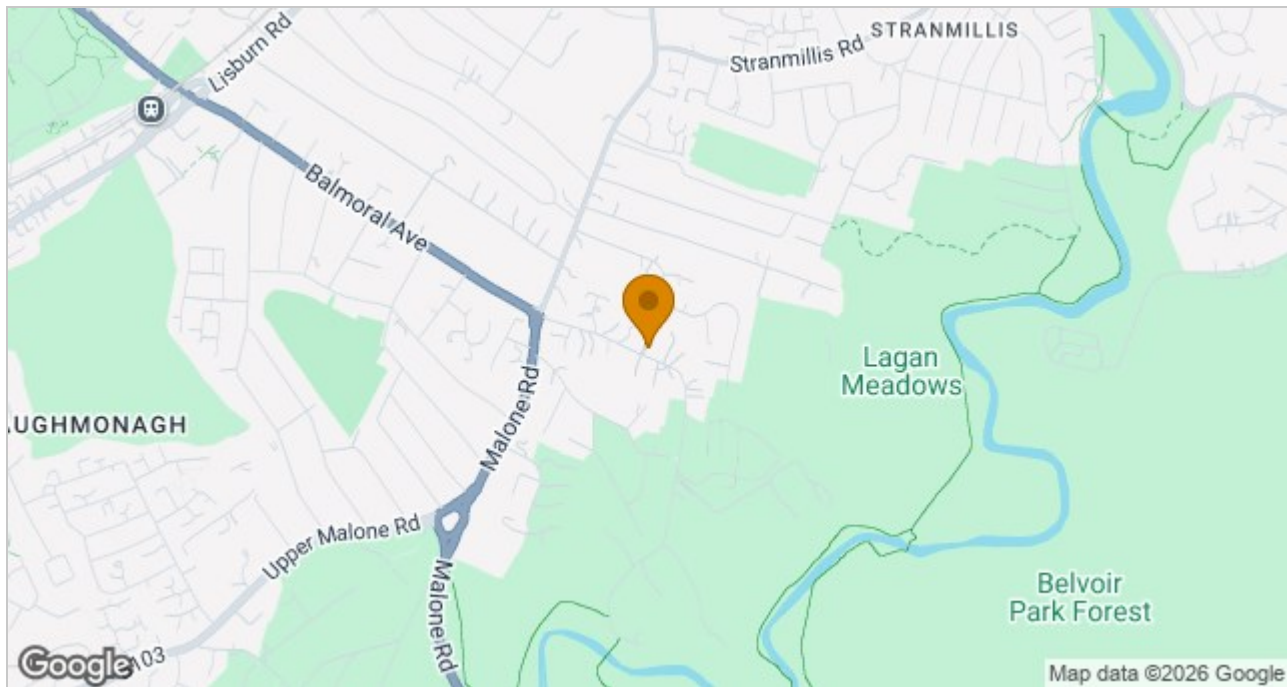


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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