



7 Rogan Wood, Newtownabbey, BT36 4BG

Offers Over £249,950

- Deceptively spacious and meticulously presented semi detached villa in highly sought after development
- Lounge with feature fireplace
- Downstairs W/C / Utility room
- Gas fired central heating/ Double glazing in uPVC frames
- Ideal first time buy or family home
- 3 Bedrooms (main with ensuite shower room)
- Modern shaker style fitted kitchen / Dining room
- Modern shower room
- Enclosed to rear / Car parking to front
- Cul de sac location

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Nestled within a highly sought-after cul-de-sac development, this deceptively spacious and meticulously presented semi detached villa offers an ideal first time buy or family home. The property boasts three well proportioned bedrooms, including a main bedroom with an ensuite shower room. A bright and welcoming lounge with a feature fireplace creates the perfect space to relax, while the modern shaker style fitted kitchen with dining area is ideal for everyday living and entertaining. Additional accommodation includes a utility room, downstairs W/C and stylish modern shower room. Further benefits include gas fired central heating and double glazing in uPVC frames throughout. Externally, the property enjoys an enclosed rear garden and convenient car parking to the front, completing this attractive and well maintained home.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hallway

Luxury floor tiling

Downstairs W/C

Low flush W/C, pedestal wash hand basin, wall tiling, extractor fan, ceramic tiled flooring,

Lounge

15'6 x 14'4

Laminate wood flooring, feature fireplace, gas fire, tiled hearth

Kitchen/Dining

21'8 x 12'7 (at max) 9'2 (at min)

Modern shaker style fitted kitchen, luxury granite worksurfaces, built in stainless steel double oven, gas hob, stainless steel extractor hood, downlighters, built in dishwasher, space for fridge freezer, granite splash back, single drainer sink unit with vegetable sink, luxury floor tiling, sliding doors to rear, downlighters

Utility Room

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, luxury tiled flooring, Worcester boiler, extractor fan, built in storage cupboard

First Floor

Landing

Built in storage cupboard, access to roofspace

Bedroom (1)

16'7 (into bay) x 12'7

Built in storage cupboard

Ensuite shower room

Shower unit, thermostatically controlled shower, wall tiling, pedestal wash hand basin, low flush W/C, extractor fan, ceramic tiled flooring

Bedroom (2)

12'7 x 12'6 (max point) 10'0 (min point)

Built in wardrobe

Bedroom (3)

10'4 x 8'9

Built in wardrobe

Modern Shower Room

Luxury modern shower room, thermostatically

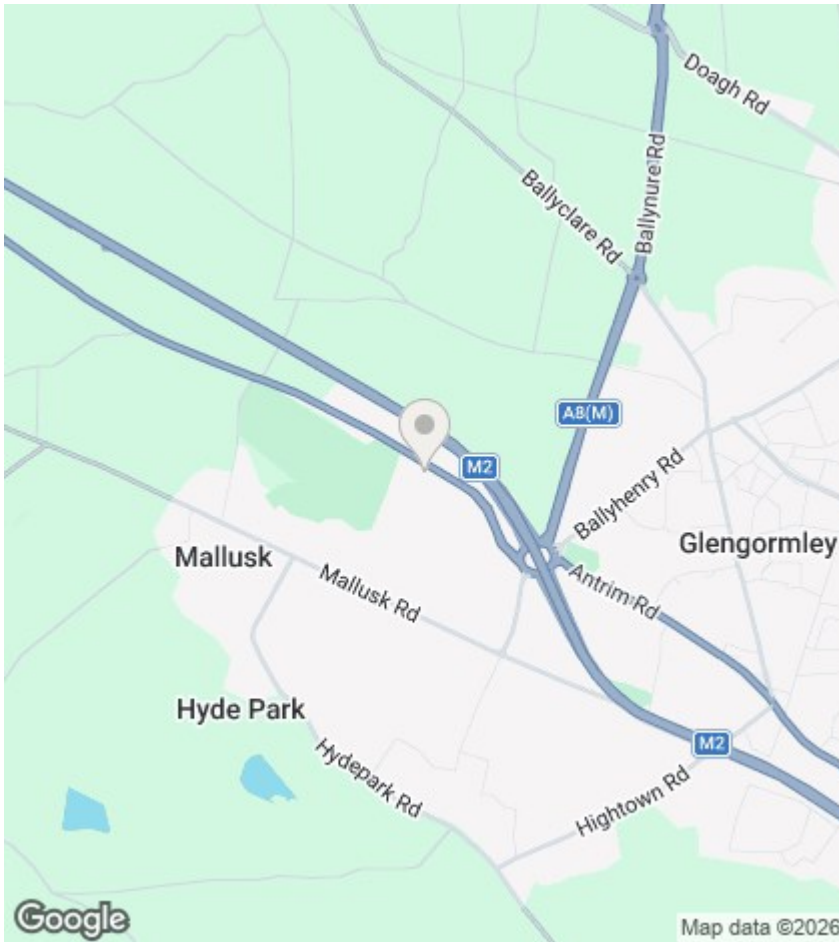
controlled shower, rainwater effect shower, glazed shower screen, hanging wash hand basin with mixer taps, low flush W/C, ceramic tiled flooring, wall tiling, chrome heated towel rail, downlighters

Outside

Front: Tarmacked driveway with space for multiple cars, in lawn

Side: Tarmacked driveway, outside light

Rear: In lawn, in paving, shed



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(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	

