



## 65 Rogan Manor, Newtownabbey, BT36 4BD

Offers Over £229,950

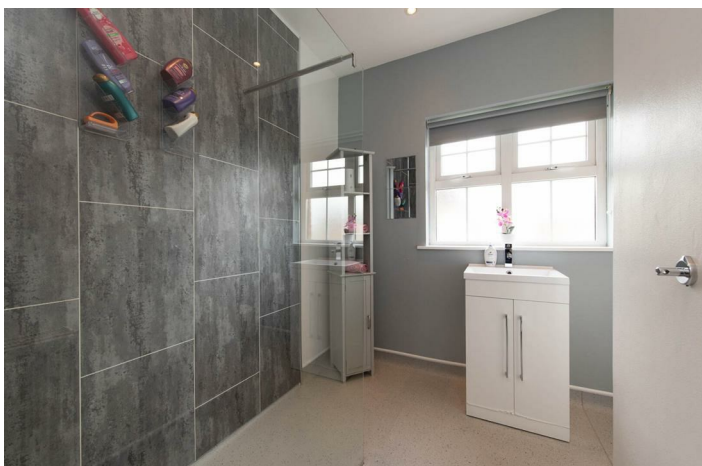
- Well presented semi detached villa in highly popular and convenient location
- Lounge
- Downstairs W/C
- Gas fired central heating/Double glazing
- Located close to excellent schools, shops and frequent public transport links
- 3 Bedrooms (main with modern ensuite shower room)
- Open plan kitchen/dining room
- Modern shower room
- Generous and enclosed garden to rear, generous gardens to front and side and tarmacked driveway

# 65 Rogan Manor, Newtownabbey BT36 4BD

We are delighted to market for sale this well presented semi detached villa situated in a highly popular and convenient residential development, ideal for families and first-time buyers alike. This attractive home offers spacious accommodation comprising a bright lounge, open plan kitchen and dining room, downstairs W/C and three well-proportioned bedrooms, including a modern main ensuite shower room. A stylish contemporary shower room further enhances the accommodation. Additional benefits include gas fired central heating and double glazing. Externally, the property enjoys generous enclosed gardens to the rear, with additional gardens to the front and side, along with a tarmacked driveway providing ample off-street parking. Conveniently located close to excellent schools, local shops, and frequent public transport links.



Council Tax Band: Northern Ireland



## **Ground Floor**

### **Entrance Hall**

Ceramic tiled flooring, understairs storage

### **Downstairs W/C**

Low flush W/C, wash hand basin, extractor fan

### **Lounge**

13'11 x 12'11

Ceramic tiled flooring, feature fireplace

### **Kitchen**

21'7 x 10'4

Range of high and low level units, round edge worksurfaces, built in fridge freezer, built in dishwasher, built in washing machine, built in stainless steel double oven, extractor hood, wall tiling, single drainer sink unit with vegetable sink and mixer taps

## **First Floor**

### **Landing**

Access to roofspace

### **Bedroom (1)**

12'5 x 11'6

### **Ensuite shower room**

Modern shower unit, rainwater effect shower head, glazed shower screen, chrome heated towel rail, paneled ceiling, low flush W/C, downlighters, extractor fan, wall paneling, vanity sink unit with mixer taps

### **Bedroom (2)**

10'3 x 8'11

### **Bedroom (3)**

12'5 x 8'3

### **Modern Shower Room**

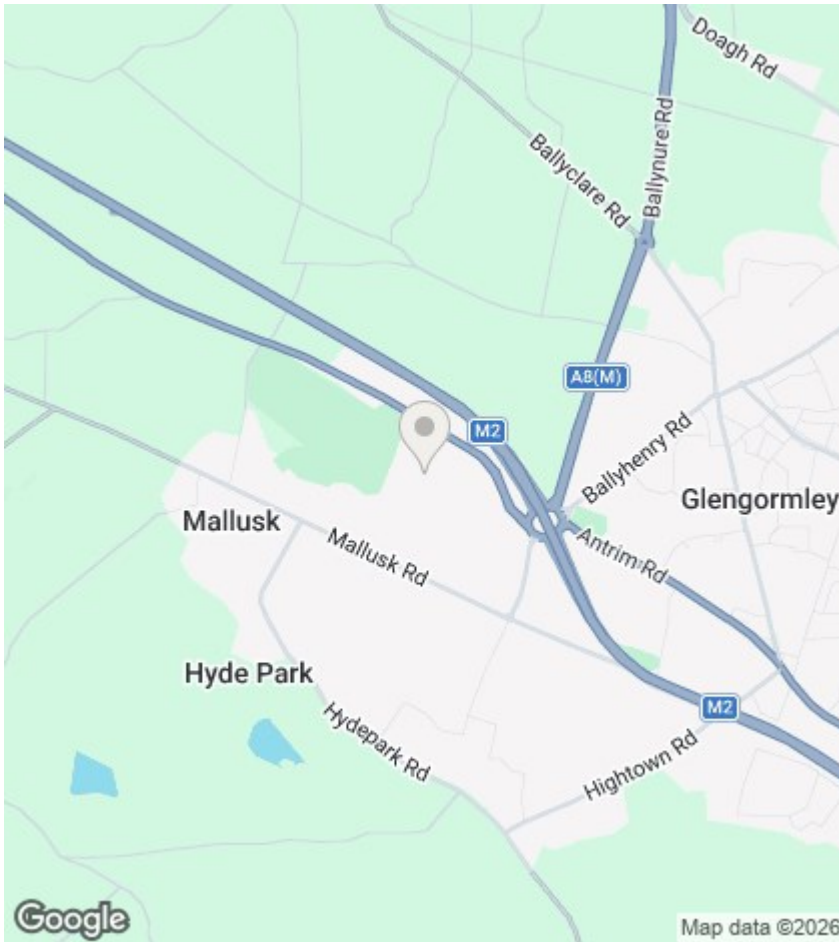
Walk in shower unit, glazed shower screen, thermostatic controlled shower, rainwater effect shower head, vanity sink unit, downlighters, extractor fan, low flush W/C, wall paneling, built in storage cupboard

### **Outside**

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

Side: Tarmacked driveway, in lawn

Rear: Enclosed to rear, in lawn, storage shed plumbed for washing machine, separate storage shed, raised decking area with artificial grass, outside tap, outside light



## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

