

## **8 Rogan Manor, Newtownabbey, BT36 4BB**



- ***Impressive Semi-Detached***
- ***3 Bedrooms***
- ***1+ Reception***
- ***Deluxe Fitted Kitchen with Dining Area***
- ***Master En-suite/ Furnished Cloakroom***
- ***Contemporary 4 Piece Bathroom Suite***
- ***Gas Fired Central Heating / Alarm System***
- ***PVC Double Glazed Windows and Doors***
- ***Driveway with Parking Forecourt***
- ***Highly Regarded Established Location***

**PRICE Offers Over £159,950**

*Superb three bedrooms Semi-Detached property positioned on a spacious site near the entrance of one of the most sought after Developments in the Newtownabbey area. The property has been very well maintained by the present vendor and has only recently had a deluxe 4 piece Bathroom suite fitted. Viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmony Road  
BT36 6HN  
Tel: (028) 9083 0803

Jordanstown  
645 Shore Road  
BT37 0ST  
Tel: (028) 9551 3333

## **Groud Floor**

Hardwood double glazed front door with mulitpoint locking system into Entrance Hall. Tiled floor. Stairwell to First Floor. Understairs storage. Solid pine doors, skirting and architraves throughout.

## **FURNISHED CLOAKROOM**

Comprising low flush WC. Wash hand basin. Matching accessories. Tiled floor.

## **LIVING ROOM 13'10 x 13'0**

Attractive fireplace with cast iron surround and tiled hearth. Open fire. Feature front window.

## **KITCHEN WITH DINING AREA 21'7 x 10'4**

Equipped with a comprehensive range of high and low level fitted units with contrasting granite effect worksurfaces. Inlaid 1 1/2 bowl stainless steel sink unit with swan neck mixer tap and drying tray. Integrated 4 ring gas hob with double underoven and stainless steel extractor unit. Integrated dishwasher. Recess for fridge/freezer. Plumbed for washing machine. Wine rack. Recessed under unit lighting. Window pelmet. Slimline ceiling height radiator. Porcelain tiled floor. PVC double glazed back door. PVC double glazed french doors accessing patio area.

## **First Floor**

Landing access to roofspace.

## **BEDROOM 1 12'2 x 11'4**

## **ENSUITE SHOWER ROOM**

Comprising PVC panelled shower cubicle with sliding door and mains operated shower over. Low flush WC. Pedestal wash hand basin. Chrome heated towel rail.

## **BEDROOM 2 12'3 x 10'4**

## **BEDROOM 3 10'4 x 9'0**

## **DELUXE BATHROOM SUITE**

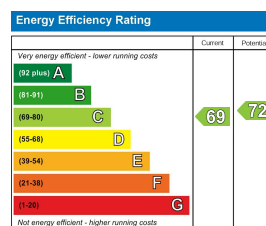
Comprising tiled bath with mixer tap. Spacious shower cubicle with overhead 'drench; shower head accompanied by handheld shower head with sliding door. Low flush WC. Vanity unit with mixer tap and wall mounted mirror. Chrome heated towel rail. Towel cupboard. Porcelain tiled floor. Recessed ceiling lighting.

## **Outside**

Situated within popular Rogan Manor Development. Neat front garden in lawn. Spacious stoned driveway with parking forecourt. Private enclosed rear garden in lawn with patio areas. Wood store. Garden shed included with electricity and power points. Bordering shrubbery and trees. Outside light and water tap.

### **IMPORTANT NOTE TO ALL PURCHASERS:**

**We have not tested any of the systems or appliances at this property.**



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