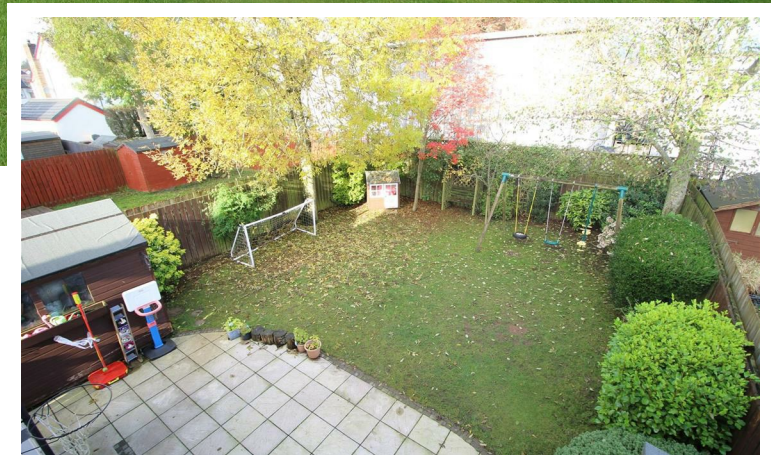


54 Rogan Manor, Newtownabbey, BT36 4BB



PRICE Offers Over £179,950

Beautifully presented throughout this spacious Semi-Detached boasts a 2nd floor conversion incorporating 3 double Bedrooms, Ensuite Shower Room plus a luxurious recently installed 4 piece family Bathroom with roll top bath and claw bath. Enjoying an extensive private mature rear garden this home will ideally suit the young family searching for a property in a highly regarded location with a 'turnkey' style feel.

>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

- Semi-Detached
- 4 Bedrooms / 1+ Receptions
- Full 2nd Floor Conversion
- Kitchen with Living / Dining Aspect
- Luxurious Recently Installed 4 Piece Bathroom
- Master Bedroom with Ensuite Shower Room
 - Furnished Cloakroom
- Driveway to side with Ample Parking
- Extensive Private Mature Rear Garden
- Highly Regarded Established Development

Ground Floor

Front door into spacious well presented Entrance Hall. Quality exposed hardwood flooring.

FURNISHED CLOAKROOM

Comprising button flush WC. Wash hand basin.



LOUNGE 14'4 x 13'0

Attractive modern fireplace with slate inset and wooden surround. Piped for gas fire.



OPEN PLAN KITCHEN WITH LIVING/DINING ASPECT 21'8 x 11'1

Equipped with a comprehensive range of high and low level fitted units. Integrated oven with 4 ring gas hob. Overhead extractor fan housed in canopy. Plumbed for washing machine. Stainless steel single drainer sink unit. Part tiled walls. Laminate floor in Kitchen area. Part tiled floor in Dining area. PVC double glazed doors to garden.



First Floor Landing

Feature fixed staircase to Second Floor.

LUXURIOUS 4 PIECE FAMILY BATHROOM

Comprising bowl sink with monobloc tap. Roll top ball and claw with shower attachment. Button flush WC. 1/4 rounded fully tiled shower cubicle with rain style shower. Tiled floor. 1/2 panelled feature wall.



BEDROOM 1 12'2 x 11'2

at max. Built in 3 bay sliderobe with mirrored centre.

ENSUITE

Comprising pedestal wash hand basin. Button flush WC. Step-in shower enclosure. Fully tiled walls. Tiled floor. Low voltage lighting.

BEDROOM 2 12'6 x 9'7

at max.



BEDROOM 3 10'6 x 9'9

Second Floor

BEDROOM 4 16'9 x 15'2

at max. 3 velux window. Access to undereave storage. Low voltage lighting.



Outside

Neat garden to front in lawn. Driveway to side with ample parking area. Large enclosed private garden to rear in screened by perimeter fence stocked with a variety of trees with extensive patio area.



**IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or
appliances at this property.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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