

# 101 Rogan Manor, Newtownabbey, BT36 4BD



- **Modern Townhouse**
- **3 Bedrooms/ 1 Reception Room**
- **Open Plan Modern Kitchen With Dining / Living Aspect**
- **Deluxe Modern Four Piece Family Bathroom**
- **Private Enclosed Garden**
- **Feature French Doors In Bedroom 1**
- **PVC Double Glazed Windows/ Gas Central Heating (New Boiler Installed)**
- **Open Aspect To Front**
- **Sought After Modern Development**
- **Excellent First Time Buy/ Investment Opportunity**

**PRICE Offers Over £132,500**

*Positioned within one of Newtownabbey's most sought after modern housing developments. This beautifully presented townhouse enjoys a spacious recently installed gloss fitted kitchen with casual dining/ living aspect, modern white four piece bathroom suite and a private enclosed rear garden. Enjoying easy access to Sandyknowes roundabout reducing commuting times to Belfast and beyond.*

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

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

**Ballyclare**  
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Tel: (028) 9334 0726

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

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

## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### WELL PRESENTED ENTRANCE HALL

With grey effect laminate strip floor. Understairs storage cupboard.

#### LOUNGE 14'3" x 11'0"

Attractive cast iron fireplace with ornate tiled inset and painted wooden surround. Grey effect laminate strip floor. Views over green.

#### OPEN PLAN GLOSS WHITE FITTED KITCHEN 18'6" x 9'9"

With casual dining / living aspect. Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Integrated oven with 4 ring gas hob. Overhead extractor fan housed in canopy with glass hood. Plumbed for washing machine. Tiled floor. Complimentary wall tiling. PVC double glazed door.

### FIRST FLOOR

#### BEDROOM 1 10'0" x 9'3"

Twin French double glazed doors to guard rail balcony. Large walk in wardrobe.

#### BEDROOM 2 10'6" x 9'9"

#### BEDROOM 3 9'10" x 8'0"

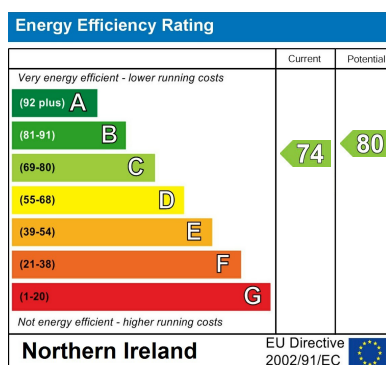
#### MODERN WHITE FOUR PIECE FAMILY BATHROOM

Comprising panelled bath. Low flush w.c. Pedestal wash hand basin. Step in fully tiled shower enclosure. Polished porcelain tiled floor. Fully tiled walls.

### OUTSIDE

Neat well maintained garden to front with brick paved walkway.

Private enclosed garden to rear, in lawn, screened by perimeter fence.



### IMPORTANT NOTE TO ALL PURCHASERS:

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