

3 Rogan Wood, Newtownabbey, BT36 4BG



- Superb Semi-Detached Property
- 3 Bedrooms
- 1+ Reception
- Contemporary Fitted Kitchen
- Furnished Ground-Floor W.C / Separate Utility Room
- Master Bedroom Ensuite
- Popular, Established Residential Development
- Private, Enclosed Garden To Rear
- Gas Fired Central Heating
- PVC Double Glazing

PRICE Offers Over £185,000

Positioned within a popular, established residential development. This contemporary semi-detached property will ideally suit the purchaser searching for a home within a highly regarded location enjoying a well-planned living layout at a realistic price. With a high level of anticipation, early viewing is recommended to avoid disappointment.

>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 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Hardwood door into:-

SPACIOUS ENTRANCE HALL

Tiled floor. Feature panelled window.

FURNISHED W.C

Comprising pedestal wash hand basin with monobloc tap and button flush w.c. Tiled floor.

LOUNGE

15'10" x 14'4" (4.83m x 4.37m)

At widest points. Laminate flooring. Dual window aspect. Feature fireplace with tiled hearth and wooden surround. Dual feature panelled windows to gable wall.

KITCHEN WITH DINING ASPECT

21'8" x 12'9" (6.60m x 3.89m)

Contemporary kitchen equipped with a range of high and low level units and complementary work surfaces. Stainless steel single drainer sink unit with mixer tap. Integrated 4 ring hob and oven with extractor fan housed in stainless steel canopy over. Space for fridge freezer. Space for dishwasher. PVC double glazed patio doors to rear with feature panelled window. Tiled floor. Complementary wall tiling.

UTILITY ROOM

14'5" x 5'0" (4.39m x 1.52m)

Tiled floor. Fitted units with complementary work surfaces. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Hardwood door to side.

DELUXE FAMILY BATHROOM SUITE

Comprising panelled bath with fixed shower screen and shower attachment, pedestal wash hand basin with monobloc tap and button flush w.c. Tiled floor.

BEDROOM 1

13'5" x 12'7" (4.09m x 3.84m)

Laminate flooring.

EN SUITE SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and walk in shower enclosure. Tiled floor.

BEDROOM 2

12'7" x 10'1" (3.84m x 3.07m)

At widest points. Laminate flooring. Walk in storage cupboard. Feature picture window.

BEDROOM 3

10'4" x 8'10" (3.15m x 2.69m)

At widest points. Laminate flooring. Walk in storage cupboard.

OUTSIDE

Front garden laid to lawn with paved walk-ways.

Extensive driveway to side suited to a variety of vehicles.

Private garden to rear laid in lawn screened by perimeter fence.

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

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

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