

## 51 Lower Rogan Manor, Newtownabbey, BT36 4BE



- Semi Detached
- 4 Bed
- 2+ Reception
- Highly Sought After Residential Development
- PVC Double Glazed Window / Gas Central Heating
- Luxury Shaker Kitchen With Centre Island
- Deluxe Modern Family Bathroom
- Modern En-Suite Shower Room
- Detached Garage With Extensive Driveway
- Private Enclosed Garden to Rear With Decked Area

**PRICE Offers Over £240,000**

Situated within the popular Rogan Manor development just off the Antrim Road in Newtownabbey. This 4 bedroom semi detached enjoys a spacious well planned living layout incorporating an open plan living / kitchen / dining layout plus a superb sun lounge, furnished cloakroom, first floor modern bathroom and a modern ensuite. With a high level of interest anticipated an early viewing is highly recommended.



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

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

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## GROUND FLOOR

Open covered entrance porch.

PVC double glazed front door with coloured leaded glass inset and double glazed side screen into a spacious well presented entrance hall with quality exposed hardwood flooring extending into lounge.

## CLOAKROOM

Comprising wash hand basin with tile splashback and low flush w.c.

## LOUNGE 14'7" x 12'3"

Attractive marble fireplace with cast iron inset and granite hearth. Dual window aspect

## OPEN PLAN LIVING / KITCHEN / DINING 21'3" x 12'7"

At max. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Space for freestanding range style cooker with stainless tell flashback and overhead extractor fan house in stainless steel canopy. Space for American style fridge / freezer. Fixed centre island with fitted storage units. Tiled floor and part tiled walls.

## OPEN PLAN INTO:

## SUN LOUNGE 12'7" x 11'3"

Twin Velux window. Twin PVC double glazed door to garden and decked area.

## FIRST FLOOR

Landing access to floored roof space via foldaway wooden steps.

## BEDROOM 1 11'3" x 11'0"

## MODERN ENSUITE

Comprising wash hand basin in vanity unit. Button flush w.c. Fully tiled shower enclosure.

## BEDROOM 2 11'3" x 8'3"

Bespoke fitted range of built in modern bedroom furniture in gloss finish.

## BEDROOM 3 8'8" x 8'3"

Built in double wardrobe

## BEDROOM 4 8'6" x 9'0"

## DELUXE MODERN BATHROOM SUITE

Comprising 'P' shaped bath with fixed shower screen, drench style shower and hand shower attachment. Button flush w.c with wash hand basin in vanity unit with mono bloc tap.

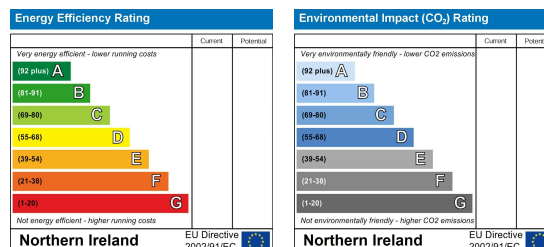
## OUTSIDE

Large recently laid, tarmac driveway to front and side with ample parking for a variety of vehicles. Private enclosed garden to rear screened by perimeter fence with brick paved patio area and feature raise decked area.

## IMPORTANT NOTE TO ALL PURCHASERS:

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

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