



70 Rogan Manor, Newtownabbey, BT36 4BB

- Spacious Semi Detached Home
- Lounge; Open Fire
- Deluxe Bathroom; En Suite Shower Room
- Gas Heating; PVC Double Glazing
- Landscaped Gardens
- Four Bedroom; One+ Reception
- Kitchen With Informal Living/Dining Area
- Furnished Cloakroom
- Private Driveway
- Immaculately Presented Throughout

Offers Over £224,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching, double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled doors to lounge and kitchen.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 14'10" x 12'0"

Open fire in cast iron fireplace with tiled hearth and timber surround. Wood laminate floor covering.



KITCHEN THROUGH LIVING/DINING ROOM **20'7" x 14'10" (wps)**

Country style kitchen with range of fitted high and low level storage units with contrasting, wood block effect, melamine work surface. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Space for fridge freezer. Integrated gas hob with extractor hood over. Integrated oven and grill. Integrated dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed doors to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 11'1" x 11'1"

Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

BEDROOM 2 11'1" x 7'11"

Wood laminate floor covering.

BEDROOM 3 9'2" x 7'10"

Wood laminate floor covering.

BEDROOM 4 9'1" x 8'1"

Wood laminate floor covering.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, three piece suite comprising tiled encased bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen over bath. Chrome towel radiator.

EXTERNAL

Generous sized, private driveway area, finished in tarmac.

Front garden finished in lawn and range of shrubs.

Entrance porch.

External lighting.

External power points.

Fully enclosed, landscaped rear garden, finished in paved patio areas, lawn, mature tree and shrubs.

Outside tap.

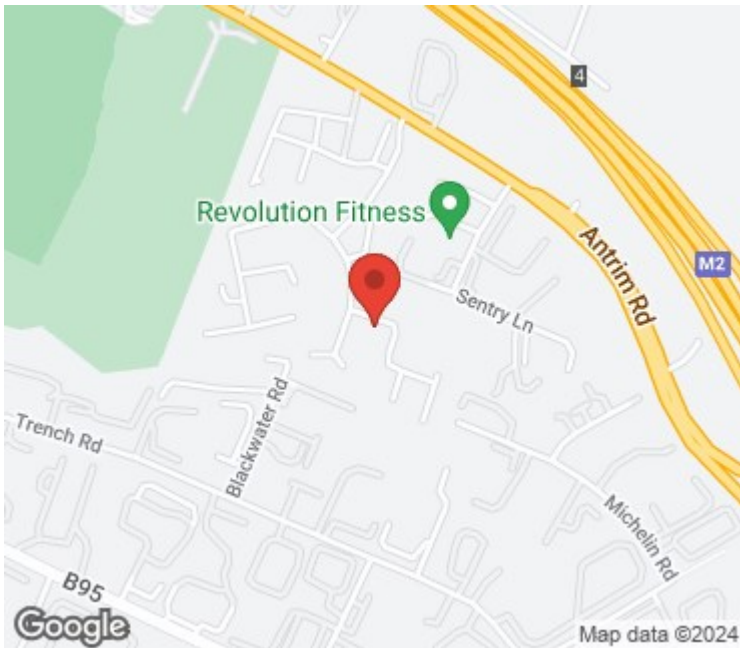
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, four bedroom, semi detached home, situated within the popular Rogan Manor development, Antrim Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal living/dining area, four well-proportioned bedrooms, to include principal en suite, and separate, deluxe, fully tiled bathroom. Externally, the property enjoys private driveway, finished in tarmac, and fully landscaped gardens front and rear, finished mainly in lawn and paved patio areas. Other attributes include gas heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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