



3 Lower Rogan Manor, Newtownabbey, BT36 4BE

- Spacious Semi Detached Home
- Lounge; Gas Fire
- Deluxe Family Bathroom
- Furnished Cloakroom
- Generous Sized Rear Garden
- Four Bedrooms; Principal With En Suite
- Kitchen Through Living / Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £229,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

LOUNGE 14'9" x 12'0"

Gas fire in tiled fireplace with tiled hearth and timber surround. Twin windows to front elevation. Wood laminate floor covering.



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

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surfaces. Stainless steel sink unit with draining bay. Space for range style oven with stainless steel extractor hood over. Integrated fridge freezer. Plumbed for automatic washing machine and dishwasher. Splash back tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder. Access to shelved store with gas fired central heating boiler.

PRINCIPAL BEDROOM 11'5" x 11'2"

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator. Illuminated mirror.

BEDROOM 2 11'5" x 7'8"

BEDROOM 3 8'10" x 7'8"

Wood laminate floor covering.

BEDROOM 4 8'11" x 8'2"

Access to principal bedroom.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Chrome towel radiator. Illuminated mirror.

EXTERNAL

Front garden finished in lawn and shrubbery.

Tiled entrance porch.

Generous sized private driveway finished in tarmac.

Large, fully enclosed rear garden finished in lawn, brick pavior patio area and shrubbery.

External lighting.

Outside tap.

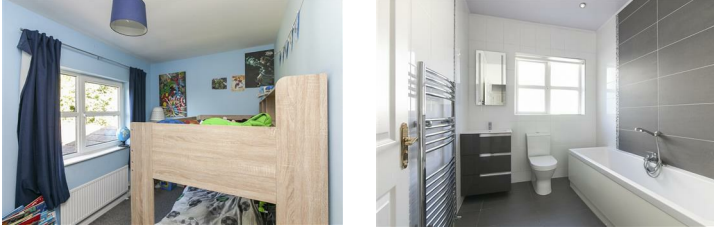
MATCHING DETACHED GARAGE 18'1" x 13'0"

Plastered, painted and floor covering to allow for use as garden room etc. Utility area. Power, light and roof space.

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 with matching detached garage, situated within the popular and conveniently located Rogan Manor development, Antrim Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, modern fitted kitchen through living/dining room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and separate, deluxe family bathroom.

Externally, the property enjoys generous sized private driveway finished in tarmac, matching detached garage, front garden finished in lawn and shrubbery, and large, fully enclosed rear garden finished in lawn, brick pavior patio area and shrubbery.

Other attributes include gas fired central 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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