

114 Rogan Manor, Newtownabbey, BT36 4BB



- **Modern Townhouse**
- **Three Well Proportioned Bedrooms**
- **One Reception**
- **Contemporary Fitted Kitchen with Casual Dining Aspect**
- **Luxury Four Piece Family Bathroom Suite**
- **Private Enclosed Hard Landscape Garden to Rear**
- **Parking to Front**
- **Excellent First Time Buy**
- **PVC Double Glazed/Gas Fired Central Heating**
- **Popular Convenient Location**

PRICE Offers Around £169,950

This immaculately presented three bedroom Townhouse is conveniently located in the ever-sought-after Rogan Manor development. Boasting a well planned living layout with contemporary fitted kitchen with casual dining aspect, a luxury four-piece family bathroom suite and a private enclosed rear garden. An ideal purchase for any first-time buyers, 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

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

ACCOMMODATION

GROUND FLOOR

Double glazed front door with leaded glass insets into spacious well presented entrance hall with tiled floor. Understairs storage cupboard.

LOUNGE

13'9" x 10'9" (4.2 x 3.3)

Attractive feature cast iron fire place with wooden mantel and tiled hearth. Quality laminate flooring.

CONTEMPORARY KITCHEN WITH DINING ASPECT

13'9" x 9'6" (4.2 x 2.9)

Equipped with a range of high and low level fitted units in gloss white with contrasting butcher block style work surfaces. One and a half bowl single drainer ceramic sink unit with swan neck tap. Integrated cooker with separate four ring electric hob and glazed splashback. Overhead angled extractor fan. Plumbed for washing machine. Space for free standing fridge freezer. Part tiled walls in metro brick style. Double glazed door to rear patio decking. Tiled flooring.

FIRST FLOOR

Access to roof space. Built in storage cupboard.

BEDROOM 1

10'2" x 9'6" (3.1 x 2.9)

Quality laminate flooring.

BEDROOM 2

9'10" x 9'2" (3.0 x 2.8)

Built in storage cupboard. Quality laminate flooring. Picture style window to front.

BEDROOM 3

9'2" x 7'10" (2.8 x 2.4)

Quality laminate flooring.

LUXURY FOUR PIECE FAMILY BATHROOM SUITE

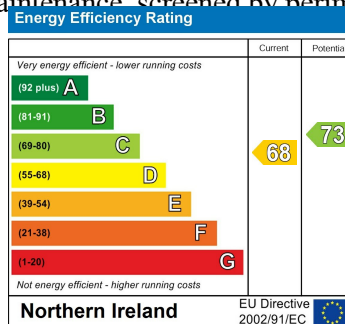
Comprising free standing double ended bath with wall mounted waterfall tap and hand shower attachment, fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, modern vanity unit with wash hand basin and monobloc waterfall tap and a button flush WC. Tiled floor. Part tiled walls. PVC Ceiling. Chrome towel radiator.

OUTSIDE

Neat well maintained garden to front, laid in lawn, with paved walkway to front door.

Allocated parking space to front.

Private enclosed paved garden to rear, for easy maintenance, screened by perimeter fence. Patio decking area.



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