

18 Lower Rogan Manor, Newtownabbey, BT36 4BE



- Impressive Semi-Detached Villa
- Three Well Proportioned Bedrooms
- Spacious Lounge with Wood Burning Stove
- Modern Fitted Kitchen with Dining Aspect
- Four Piece Family Bathroom Suite
- Ground Floor Furnished Cloakroom
- Deluxe Ensuite Shower Room
- Pebbled Driveway to Front/Fully Enclosed Rear Garden
- Gas Fired Central Heating/PVC Double Glazing
- Highly Sought After Convenient Development

PRICE Offers Over £224,950

Situated within the popular Rogan Manor development just off the Antrim Road in Newtownabbey. This impressive 3 bedroom semi detached family home enjoys a spacious well planned living layout incorporating a spacious lounge, modern fitted kitchen with casual dining aspect, furnished cloakroom, first floor four piece bathroom suite and a deluxe ensuite shower room. Externally the property further benefits from a neat well maintained lawn to front, pebbled driveway and a private fully enclosed garden to rear finished in lawn with paved patio area. With a high level of interest anticipated an early viewing is highly recommended.

>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

Hardwood double glazed front door with matching side screen into spacious well presented entrance hall with tiled floor. Under stairs storage/boiler cupboard.

SPACIOUS LOUNGE

13'9" x 12'9" (4.2 x 3.9)

Feature Inglenook style fireplace with cast iron log burning stove on a slate hearth. Quality laminate flooring.

FURNISHED CLOAKROOM

Comprising floating vanity unit with monobloc tap and tiled splash back, and a low flush WC. Chrome towel radiator. Tiled floor.

MODERN KITCHEN WITH CASUAL DINING ASPECT

21'7" x 10'2" (6.6 x 3.1)

Modern fitted kitchen equipped with a comprehensive range of high and low level storage units and contrasting quartz work surfaces and upstands. Undermount one and a half bowl stainless steel sink unit. Integrated cooker with separate 5 ring gas hob and overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Space for tumble dryer. Space for free standing American style fridge freezer. Tiled floor. PVC double glazed door to rear garden. Ample space for casual dining. PVC double glazed French doors to rear.

FIRST FLOOR

Access to part floored roof space via Slingsby style ladder.

BEDROOM 1

12'1" x 11'1" (3.7 x 3.4)

Quality laminate flooring.

DELUXE ENSUITE SHOWER ROOM

Comprising large PVC panelled shower enclosure with thermostatically controlled shower, pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor.

BEDROOM 2

12'5" x 8'10" (3.8 x 2.7)

Quality laminate flooring.

BEDROOM 3

10'2" x 8'10" (3.1 x 2.7)

Presently used as home office.

FAMILY BATHROOM SUITE

Four piece family bathroom suite comprising panelled bath, PVC panelled shower enclosure with thermostatically controlled shower unit, pedestal wash hand basin and a low flush WC. Shelved storage cupboard. Tiled floor. Part tiled walls.

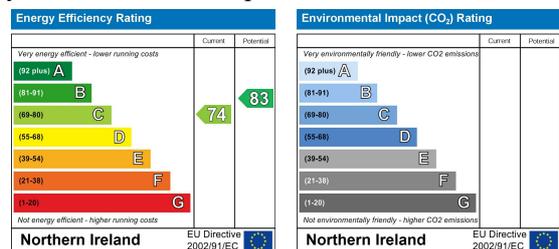
OUTSIDE

Neat well maintained lawn to front with a private pebbled driveway to side.

Private enclosed garden to rear screened by perimeter fence. Finished in lawn with paved patio area. Stocked with a variety of shrubs.

Outside Lighting. Outside Tap.

Garden shed for storage.



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



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