



10 Rogan Manor, Newtownabbey, BT36 4BB

- Immaculately Presented Semi Detached
- Lounge; Wood Burning Stove
- Luxury Fitted Kitchen
- Deluxe Bathroom; En Suite Shower Room; Furnished Cloakroom
- Private Driveway
- Three Bedroom; Two+ Reception
- Kitchen Through Dining Room
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Generous Sized Rear Garden

Offers Over £235,000

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with matching PVC double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store. Separate built in store.

FURNISHED CLOAKROOM

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

LOUNGE 13'10" x 13'1"

Cast iron wood burning stove with slate hearth. Herringbone style tiled floor. Picture window to front elevation.



KITCHEN THROUGH LIVING/DINING ROOM 21'7" x 10'4"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz work surface. Matching breakfast bar area. 1.5 bowl stainless steel sink unit. Integrated gas hob with solid quartz upstand, splashback and stainless steel extractor hood. Integrated double oven. Space for American style fridge freezer. Integrated dishwasher. Twin glass fronted display cabinets. Tiled floor. Open arch leading to:

SUN LOUNGE 9'10" x 9'2" (wps)

Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 12'2" x 11'3"

Fitted wardrobes. Wood laminate floor covering.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

BEDROOM 2 12'1" x 8'5" (plus recess)

BEDROOM 3 10'4" x 9'1"

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, pedestal wash hand basin and WC. Access to built in store.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

Tiled entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Double gates leading to further driveway area and rear garden.

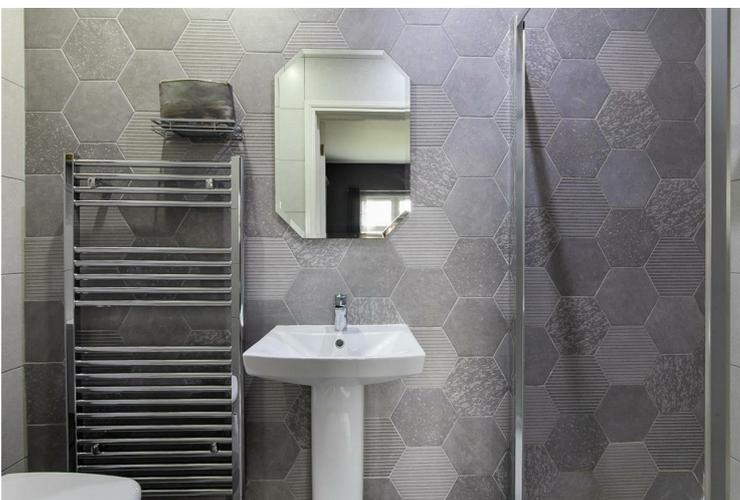
Private rear garden finished in lawn, brick pavior, paved patio area and decorative stone.

External power points.

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.





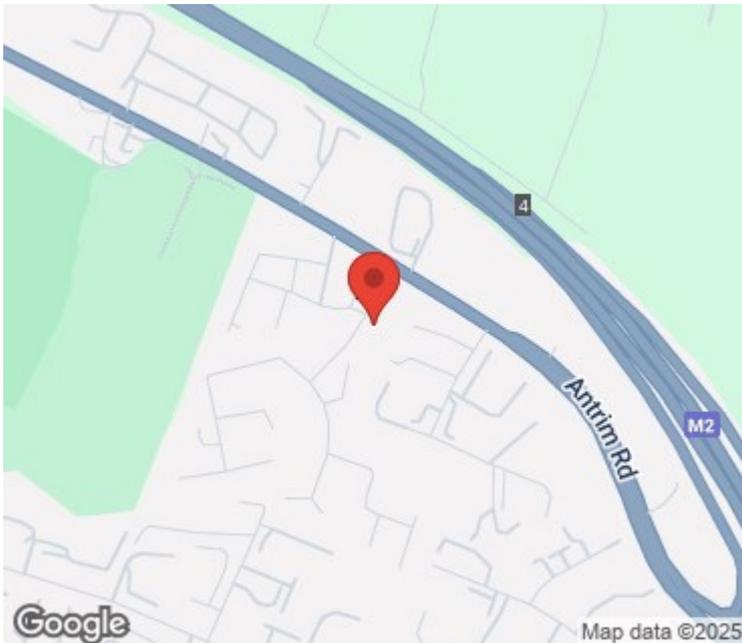
Immaculately presented, extended, three bedroom, semi detached home, occupying a prime site, with generous sized, private back garden, within the popular Rogan Manor development, Antrim Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, with luxury fitted kitchen, sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary, white three piece suite.

Externally, the property enjoys front garden, private driveway, extending to rear, and large, fully enclosed rear garden.

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 | | 81 |
| (69-80) C | 73 | |
| (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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