



50 Rogan Wood, Newtownabbey, BT36 4BG

- Semi-Detached Home
- Bay-Fronted Lounge
- Modern Fitted Kitchen
- Fully Tiled Bathroom; En Suite Shower Room
- Private Driveway
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site

Offers Over £234,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood panelled front door. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising vanity unit and WC. Tiled floor.

LOUNGE 14'10" x 14'5"

Dual aspect windows. Contemporary wall recessed gas fire. Timber flooring.



KITCHEN THROUGH DINING ROOM 21'7" x 12'2" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Integrated Neff gas hob with glass splash back and extractor hood over. Integrated double oven and dishwasher. Space for microwave oven. Upstands to walls to match work surface. Tiled floor. PVC double glazed sliding patio door to rear garden.

UTILITY ROOM 11'5" x 4'11"

Range of fitted high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Gas fired central heating boiler (housed within matching unit). Plumbed and space for washing machine. Tiled floor. Access to shelved store. Hardwood glazed door to garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 13'5" x 12'0" (wps plus bay)

Box bay window to rear elevation.

EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising shower pod, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

BEDROOM 2 12'7" x 9'3" (wps)

Dual aspect windows.

BEDROOM 3 9'3" x 8'10" (wps)

Built in wardrobe / store.

BEDROOM 4 8'8" x 8'2"

FULLY TILED FAMILY BATHROOM

Contemporary white four piece suite comprising tile encased bath, separate shower pod, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

EXTERNAL

Private driveway finished in tarmac.

Front garden finished in lawn.

Entrance porch.

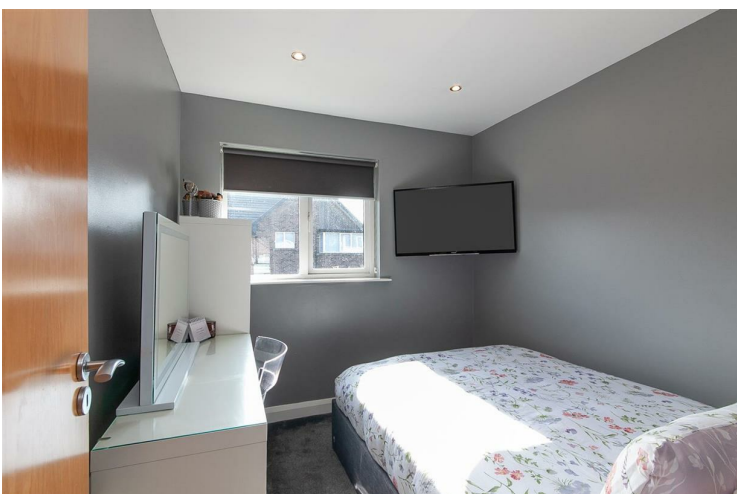
External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished lawn, paved patio areas, brick pavior, raised beds and range of plants, trees and shrubbery.

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, four bedroom, semi detached home, situated within the popular Rogan Wood development, Antrim Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, bay-fronted lounge, kitchen through dining room, modern fitted kitchen, utility room, four well-proportioned bedrooms, to include principal en suite, and separate fully tiled family bathroom.

Externally, the property enjoys private double driveway area, finished in tarmac, front garden finished in lawn, and fully enclosed rear garden, finished in lawn, paved patio area, raised beds, and range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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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