



26 Rogan Wood, Newtownabbey, BT36 4BG

- Recently Constructed Semi-Detached
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Furnished Cloakroom
- Communal Parking Bay To Front
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped, South Facing Rear Garden

Offers Over £179,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with hardwood double glazed fan light over. Tiled floor. Stairwell to first floor.

LOUNGE 15'4" x 12'8"

Cast iron wood burning stove on slate hearth. Wood laminate floor covering



KITCHEN THROUGH DINING ROOM 16'0" x 12'2" wps

Modern fitted kitchen with range of high and low level storage units, with contrasting marble effect melamine work surface and matching upstands. Stainless steel sink unit with draining bay. Ceramic hob with glass splash back and stainless steel extractor hood over. Integrated oven, fridge freezer, washing machine and dishwasher. Gas fired central heating boiler, housed within matching unit. Tiled floor. PVC double glazed French doors to rear garden.

FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 12'2" x 9'5"

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite, comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 2 12'0" x 8'9"

BEDROOM 3 8'11" x 6'11"

DELUXE BATHROOM

Contemporary white three piece suite comprising tile encased bath, semi pedestal wash hand basin and WC. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Communal parking bay to front.

External lighting.

PVC soffits, fascia and rainwater goods.

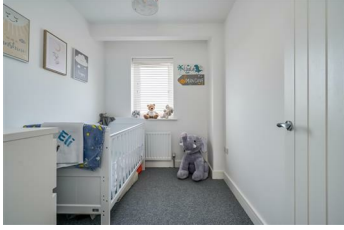
Fully enclosed, fully landscaped, south facing rear garden, finished in artificial grass and historic paving.

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.





Recently constructed, three bedroom, semi-detached home, located within the popular Rogan Wood development, Antrim Road, Newtownabbey. The property comprises entrance hall, lounge with wood burning stove, kitchen through dining room, modern fitted kitchen, furnished cloakroom, three well-proportioned bedrooms, to include principal en suite, and deluxe bathroom, with white three-piece suite. Externally the property enjoys communal parking to front and private, fully landscaped, south facing garden to rear, finished in artificial grass and historic paving. 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	83	83
(69-80) C		
(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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