



42 Rogan Wood Antrim Line, Newtownabbey, BT36 4BG

**Offers Over
£219,950**

We are delighted to offer for sale this attractive and spacious semi detached villa which is located in this much sought after development just off the Antrim line and is close to Sandyknowes roundabout offering easy access to all surrounding areas.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, spacious lounge with attractive fireplace, fitted kitchen / diner with built in stainless steel oven and hob, space for appliances and PVC double glazed sliding patio doors to rear and a matching utility room.

Upstairs there are 4 bedrooms, master with ensuite and a separate modern family bathroom with white suite.

Other benefits include gas central heating and PVC double glazing.

Outside there is a tarmac driveway, garden to front in lawn, garden to side in artificial grass and a fully enclosed garden to rear in lawn with brick paved patio area.

Early viewing recommended !!

42 Rogan Wood

Antrim Line, Newtownabbey, BT36 4BG



- Semi Detached Villa
- 4 Bedrooms
- Large Lounge
- Fitted Kitchen / Diner
- Downstairs WC & Utility
- White Bathroom Suite
- PVC Double Glazing / Gas
- Driveway & Gardens

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator

FURNISHED CLOAKROOM

Low flush wc, corner wash hand basin, tiled floor, radiator

LOUNGE

14'9" x 14'3" (4.50m" x 4.34m")
Feature fireplace, radiator

KITCHEN / DINER

21'7" x 11'10" at widest (6.58m" x 3.61m" at widest)
Range of high and low level units, formica worktop, basin and a half stainless steel sink unit, built in oven, stainless steel gas hob, stainless steel extractor fan, integrated fridge / freezer space, plumbed for dishwasher, partly tiled walls, tiled floor, radiator, pvc double glazed sliding patio doors to rear

UTILITY ROOM

11'4" x 4'11" (3.45m" x 1.50m")
Matching units, formica worktop, stainless steel single drainer sink unit, plumbed for washing machine, tumble dryer space, gas boiler, tiled floor, radiator, double glazed side door

FIRST FLOOR

LANDING

Access to roofspace, radiator, storage cupboard

BEDROOM 1

13'3" x 12'1" at widest (4.04m" x 3.68m" at widest)
Radiator

ENSUITE

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2

12'7" x 9'3" (3.84m" x 2.82m")
Radiator

BEDROOM 3

8'8 x 8'1 (2.64m x 2.46m)

BEDROOM 4

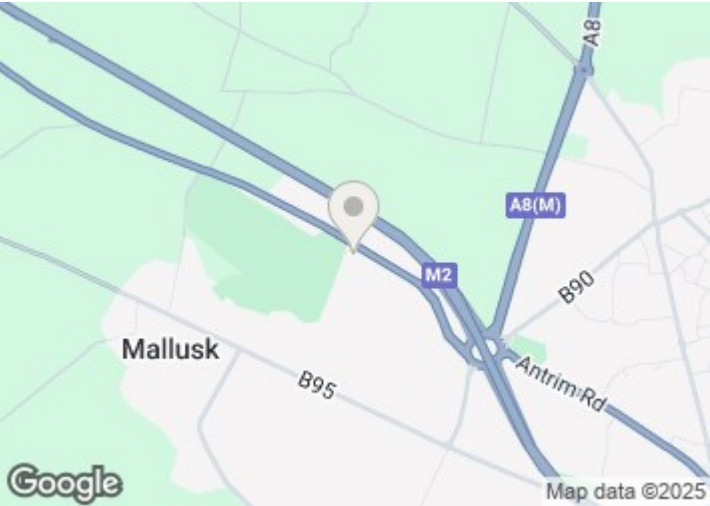
9'3" x 8'10" at widest (2.82m" x 2.69m" at widest)
Radiator

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, separate shower cubicle, thermostatic shower, partly tiled walls, tiled floor, radiator

OUTSIDE

Tarmac driveway
Garden to front in lawn
Garden to side in artificial grass
Fully enclosed garden to rear in lawn with brick paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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