

## 108 Rogan Manor Mallusk, Newtownabbey, BT36 4BB

**Offers Over  
£219,950**

We are delighted to offer for sale this well presented semi detached villa which is located in a very popular development just off the Antrim Road which is close to Sandyknowes Roundabout offering easy access to the surrounding area.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, large lounge with feature fireplace and wood laminate flooring, fitted kitchen / diner with matching island, stainless steel under oven and gas hob and PVC double glazed doors leading to a conservatory offering access to rear. Upstairs there are three bedrooms, master with ensuite shower room and a separate modern bathroom with white suite.

Other benefits include PVC double glazing and gas heating.

Outside there is a brick paved driveway, garden to front in lawn and a fully enclosed garden to rear in lawn with feature circular patio area.

Early viewing recommended !!

# 108 Rogan Manor

## Mallusk, Newtownabbey, BT36 4BB



- Semi Detached Villa
- 3 Beds Master Ensuite
- Lounge & Conservatory
- Fitted Kitchen / Dining
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

PVC double glazed front door, tiled floor, under stairs storage, heated towel radiator.

##### FURNISHED CLOAKROOM

Low flush wc, wash hand basin with white vanity unit. Tiled floor. Radiator.

##### LOUNGE

14'2" x 13'11" (4.32 x 4.24)  
Feature fireplace with cast iron inset, gas fire, wood laminate flooring, radiator.

##### KITCHEN / DINING

21'8" x 10'4" (6.60 x 3.15)  
Luxury range of high and low level units, contrasting worktops, basin and a half stainless steel sink unit, stainless steel extractor fan, built in stainless steel

under oven, stainless steel gas hob, island unit with breakfast bar, pvc double glazed door to rear, tiled floor, partly tiled walls, radiator, dining area with pvc double glazed doors leading to conservatory.

##### CONSERVATORY

12'8" x 8'10" (3.86 x 2.69)  
Tiled floor, pvc double glazed door leading to garden.

##### LANDING

Access to roofspace, wood laminate flooring.

##### BEDROOM 1

12'2" x 11'7" (3.71 x 3.53)  
Radiator.

##### ENSUITE

Shower cubicle with thermostatic shower, pedestal wash hand basin, low

flush wc, fully tiled walls, tiled floor, radiator, extractor fan.

##### BEDROOM 2

12'5" x 9'10" (3.78 x 3.00)  
Radiator.

##### BEDROOM 3

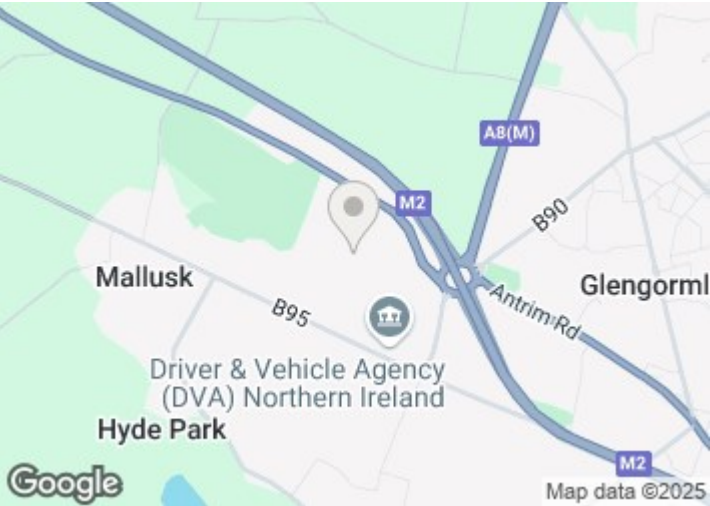
10'4" x 9'1" (3.15 x 2.77)  
Wood laminate flooring, radiator.

##### BATHROOM

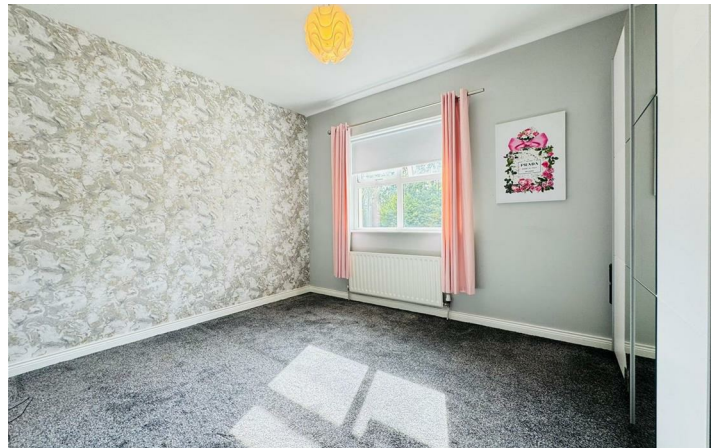
White suite comprising free standing bath, pedestal wash hand basin, low flush wc, corner shower cubicle with thermostatic shower, partly tiled walls, tiled floor, storage cupboard, radiator.

##### OUTSIDE

Brick paved driveway  
Garden to front in lawn  
Fully enclosed garden to rear in lawn with feature circular patio area  
Garden Shed



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



**\*\*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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