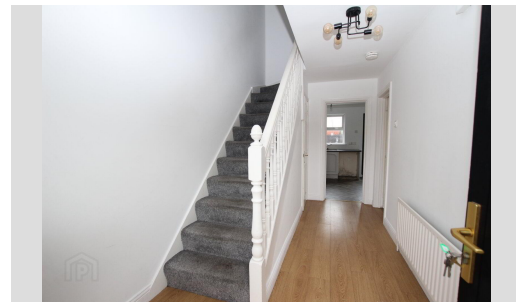


Reeds Rains Estate Agents & Letting Agents
Reeds Rains
8-8A Carnmoney Road
Glengormley
BT36 6HN
t: 028 90 843 427
email: glengormley@reedsrains.co.uk

109 Rogan Manor, Newtownabbey

Starting Bid: £164,950.00



For sale by Reeds Rains Estate Agents, Glengormley via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present for sale this end townhouse in the popular Rogan Manor development.

The accommodation comprises lounge, open plan kitchen and dining area, three good sized bedrooms and bathroom.

Further benefits include gas heating, double glazing and an enclosed rear garden. We recommend viewing at its earliest.

Additional Information
CHAIN FREE PROPERTY
End-terrace House
Lounge and Fitted Kitchen
Three Good Sized Bedrooms

Gas Central Heating and Double Glazed
Off Street Parking and Enclosed Rear Garden
Energy Rating C71/C77
Rates £1,007.06 pa

Entrance Hall
Tiled entrance hall.

Lounge
4.2m x 3.38m (13'9" x 11'1")
Spacious and bright lounge with feature fireplace.

Kitchen With Casual Dining Space
5.7m x 2.95m (18'8" x 9'8")
Range of Shaker style high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink with mixer tap. Built in electric hob with concealed extractor fan overhead and electric oven. Integrated . Ceramic splashback tiling. Ample casual dining space. Access to rear garden.

Stairs To First Floor Landing
Bedroom One
3.15m x 2.95m (10'4" x 9'8")
Juliet style balcony. Built on storage cupboard.

Bedroom Two
3.07m x 2.9m (10'1" x 9'6")

Bedroom Three
2.95m x 2.74m (9'8" x 9'0")

Four Piece Bathroom Suite
Deluxe bathroom suite comprising panelled bath, low flush WC, pedestal wash hand basin and separate tiled shower cubicle. Tiled splashback areas. Single panelled radiator.

Resident Forecourt Parking
Ample communal car parking to the front.

Enclosed Rear Garden
Paved rear garden with patio.

To access the legal pack, please copy and paste the link below
<http://www.iamsoldni.com/properties/7da903fd4b3740c2817968d79861de27/auction-pack>

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Glengormley or [iamsold](http://iamsold.com),
www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the

property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

Entrance Hall
Tiled entrance hall.

Lounge
4.2m x 3.38m (13'9" x 11'1")
Spacious and bright lounge with feature fireplace.

Kitchen With Casual Dining Space
5.7m x 2.95m (18'8" x 9'8")

Range of Shaker style high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink with mixer tap. Built in electric hob with concealed extractor fan overhead and electric oven. Integrated . Ceramic splashback tiling. Ample casual dining space. Access to rear garden.

Stairs To First Floor Landing

Bedroom One

3.15m x 2.95m (10'4" x 9'8")

Juliet style balcony. Built on storage cupboard.

Bedroom Two

3.07m x 2.9m (10'1" x 9'6")

Bedroom Three

2.95m x 2.74m (9'8" x 9'0")

Four Piece Bathroom Suite

Deluxe bathroom suite comprising panelled bath, low flush WC, pedestal wash hand basin and separate tiled shower cubicle. Tiled splashback areas. Single panelled radiator.

Resident Forecourt Parking

Ample communal car parking to the front.

Enclosed Rear Garden

Paved rear garden with patio