



3 Ravelston Drive, Newtownabbey, BT36 6PG

- Extended, Semi Detached Home
- Lounge
- Utility Room
- Gas Heating; PVC Double Glazing
- Garage/Garden Room
- Three Bedrooms
- Kitchen Through Dining Room
- Bathroom; Separate Shower Room
- Private Driveway
- Low Maintenance Garden

Offers Over £209,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Vaulted ceiling.

LOUNGE 16'11" x 12'7" (wps)

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:

KITCHEN THROUGH DINING ROOM 15'10" x 15'3" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, solid quartz worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:



UTILITY ROOM 12'11" x 3'11"

Plumbed for automatic washing machine. Gas fired central heating boiler. Chrome towel radiator. Tiled floor. PVC double glazed door leading to rear garden.

DELUXE FULLY TILED SHOWER ROOM

Contemporary suite comprising fully tiled shower enclosure, vanity unit with glass plinth and concealed cistern WC. Power shower unit with body jet system. Chrome towel radiator.

BEDROOM 3 10'11" x 7'10"

Wood laminate floor covering.

FIRST FLOOR

LANDING

Built in storage unit. Access to roof space.

BEDROOM 1 16'7" x 10'0" (wps)

Fitted wardrobes. Picture window to front elevation. Wood laminate floor covering.

BEDROOM 2 11'6" x 8'4"

Wood laminate floor covering.

FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising panelled bath, pedestal wash had basin and WC.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in artificial grass and paved patio area.

Outside tap.

MATCHING DETACHED GARAGE/GARDEN ROOM 18'3" x 9'4"

Fitted bar area. Wood laminate floor covering. Power and light. PVC double glazed door and window.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



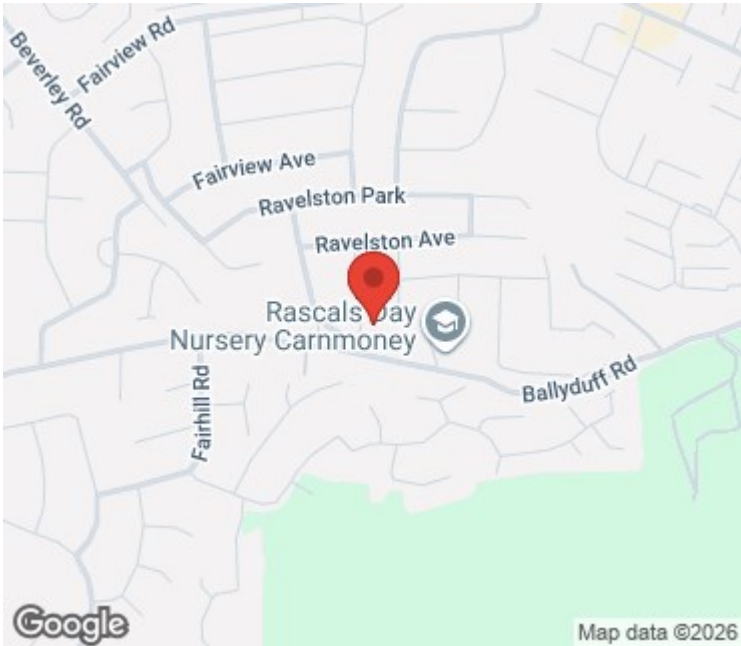
Well presented, extended, three bedroom, semi detached home with matching detached garage (converted to garden room/bar), situated within the popular Ravelston area of Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, utility room, deluxe, fully tiled shower room, three bedrooms, and family bathroom.

Externally, the property enjoys generous sized private driveway, matching detached garage (converted to garden room/bar), and low maintenance, fully enclosed rear garden.

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		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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