



14 Ravelston Drive, Newtownabbey, BT36 6PG

- Renovated Semi Detached
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two Reception
- Deluxe Shower Room
- Double Glazing
- Large Matching Detached Garage
- Convenient Location

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. Tiled floor. Fitted cloak hanging and bench space. Access to under stairs store.

LOUNGE 14'1" x 13'4" (wps)

Open fire. Picture window to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 10'6" x 8'6"

Tiled floor. PVC double glazed sliding patio door leading to rear garden.



KITCHEN 11'8" x 10'4"

Modern fitted kitchen with range of high and low level storage units with contrasting travertine marble effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated oven, fridge freezer and washing machine. Access to built in larder unit. Upstands to walls to match worktop. Tiled floor. PVC double glazed door leading to driveway.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 14'2" x 9'4" (wps)

Elevated rural view towards Carnmoney and Knockagh.

BEDROOM 2 10'5" x 10'5" (wps)

BEDROOM 3 10'5" x 6'8"

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising tiled shower enclosure. vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Tiled feature walls. Towel radiator. Tiled floor.

EXTERNAL

Low maintenance front garden finished in decorative stone, tree bark and range of shrubs.

Paved entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio areas, raised beds and range of mature plants, trees and shrubbery.

Outside tap.

MATCHING DETACHED GARAGE 23'1" x 11'6" (approx)

Up and over door, separate service door to rear garden, power and light.

IMPOTANT 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.

Recently renovated, three bedroom/two reception, semi detached home with matching detached garage, situated within the conveniently positioned and popular Ravelston area of Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge with open fire, separate dining room, modern fitted kitchen, three well-proportioned bedrooms, and deluxe shower room.

Externally, the property enjoys private driveway, large matching detached garage, and gardens front and rear, finished in lawn, patio areas, and range of mature plants, trees and shrubbery.

Other attributes include gas heating and double glazing.

Immaculately presented throughout.

Early interest recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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 are 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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