



22 Ravelston Way, Newtownabbey, BT36 6PL

Offers Over £199,500

- Detached Bungalow in a highly sought after residential location
- Kitchen with high and low level units
- Shower room with white suite
- Gas fired central heating
- Gardens front and rear laid to lawn
- Lounge with feature stone fireplace open plan to dining area
- Three bedrooms
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- Garage

# 22 Ravelston Way, BT36 6PL

Situated in a convenient and popular residential area, 22 Ravelston Way, Newtownabbey offers well-presented accommodation ideal for a variety of purchasers.

The property comprises a bright and welcoming lounge featuring a charming fireplace with stone fireplace — perfect for cosy evenings. Kitchen with high and low level units. Three well-proportioned bedrooms, offering flexible accommodation for families or those working from home. The shower room is fitted with a modern white suite, creating a fresh and practical space.

Externally, the home benefits from a detached garage, ideal for additional storage or secure parking. Further advantages include gas fired central heating and double glazing throughout, ensuring comfort and energy efficiency. Conveniently located close to public transport routes, local shops, and a range of amenities. Early viewing is strongly recommended.



Council Tax Band:



## **RECEPTION HALL**

Access to roof space approached by slingsby type ladder.

## **CLOAKROOM**

Gas boiler.

## **LOUNGE**

19'10" x 11'0"

Feature stone fireplace set on raised hearth with open fire. Open plan to:

## **DINING AREA**

11'9" x 8'6"

## **KITCHEN**

14'5" x 7'9"

Built in high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap and vegetable sink. Extractor fan. Display units. Storage cupboard. Plumbed for automatic washing machine.

## **BEDROOM (1)**

10'1" x 6'5"

Laminate wood flooring.

## **BEDROOM (2)**

10'3" x 13'4"

Laminate wood flooring.

## **BEDROOM (3)**

10'1" x 8'3"

Range of built in robes. Laminate wood flooring.

## **SHOWER ROOM**

Low flush WC. Vanity unit. Shower unit with electric controlled shower. uPVC Ceiling. Downlighters.

## **OUTSIDE**

Gardens front and rear with parking.

Variety of plants, trees and shrubs.

uPVC Rainwater good and fascia.

Outside light and tap.

## **DETACHED GARAGE**

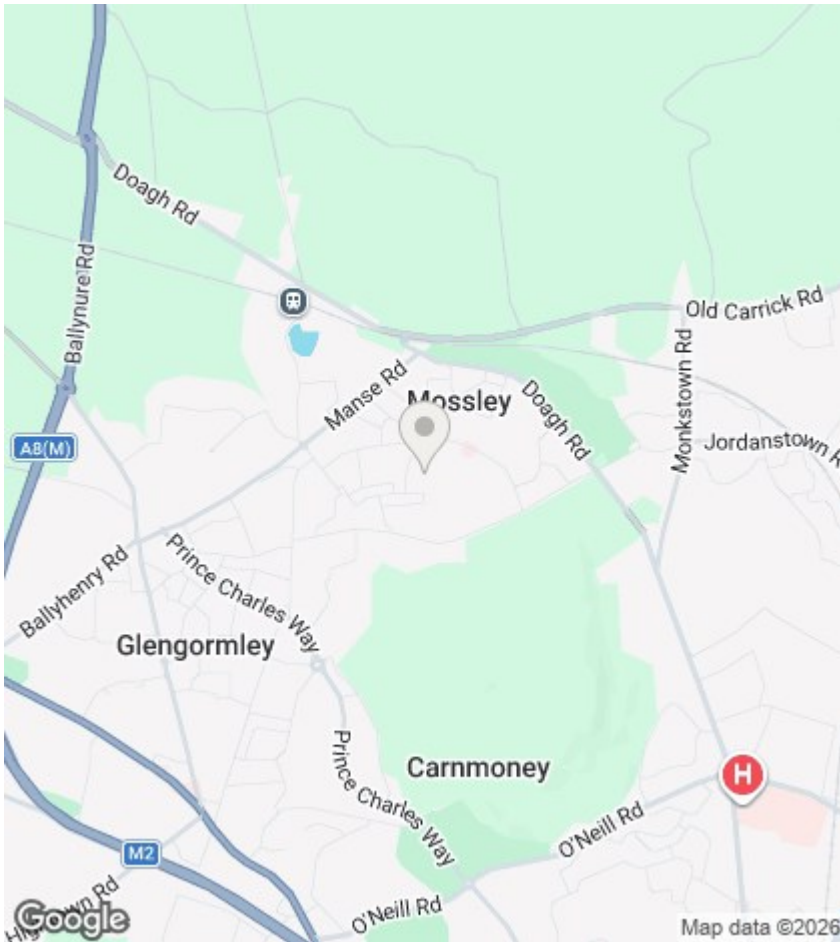
15'3" x 9'10"

Up & Over door.

Light and power.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy

to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## Ground Floor

