

## 3 Ravelston Parade, Newtownabbey, BT36



- Semi-Detached Chalet Bungalow
- Three Bedrooms
- Three Receptions
- Shaker Style Fitted Kitchen
- Modern White Bathroom Suite
- Ground Floor Furnished Cloakroom
- Ensuite Shower off Master Bedroom
- Integral Garage with Power and Light
- Private Enclosed Low Maintenance Garden to Rear
- Highly Popular Convenient Location

**PRICE Offers Over £174,950**

Positioned within a highly regarded convenient location, within close proximity to a host of local amenities. This 3 bedroom semi detached chalet benefits from a well planned flexible living layout, incorporating a spacious lounge, fitted kitchen with dining aspect, PVC Double glazed conservatory, luxury white bathroom suite, ensuite shower room and ground floor furnished cloakroom. Externally the property enjoys a neat well maintained lawn to front with a driveway leading to garage and a private enclosed low maintenance garden to rear. Ideally suited to a variety of purchaser, an early viewing is highly recommended.

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**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

**ACCOMMODATION**

**GROUND FLOOR**

PVC Double glazed front door front door with matching side screens into spacious entrance hall with hard wood flooring.

**SPACIOUS LOUNGE**

174" x 121" (5.3 x 3.7)

Attractive feature stone fireplace. Hard wood flooring. Large picture style window. Glazed French doors open into:

**DINING ROOM**

109" x 610" (3.3 x 2.1)

Hard wood flooring. Open into:

**KITCHEN**

111" x 62" (3.4 x 1.9)

Equipped with a range of high and low level shaker style units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Integrated twin eye level ovens, separate four ring electric hob with overhead extractor fan in decorative canopy. Plumbed for washing machine. Space for free standing fridge freezer. Glass display cabinet. Hard wood flooring. Part tiled walls. Recessed downlighting. PVC Double glazed door into:

**CONSERVATORY**

115" x 109" (3.5 x 3.3)

PVC Double glazed conservatory with French doors to rear garden. Tiled floor.

**REAR HALL**

**FURNISHED CLOAKROOM**

Comprising vanity wash hand basin with monobloc tap and tiled splashback. Under stairs storage cupboard. Recessed downlighting. Hard wood flooring.

**BEDROOM 3**

109" x 710" (3.3 x 2.4)

Hard wood flooring.

**FIRST FLOOR**

Small mezzanine. Shelved hot press cupboard.

**BEDROOM 1**

119" x 105" (3.6 x 3.2)

Large window for natural light. Quality laminate flooring.

**ENSUITE SHOWER ROOM**

66" x 411" (2.0 x 1.5)

Quadrant PVC panelled shower cubicle with electric shower unit.

**BEDROOM 2**

115" x 82" (3.5 x 2.5)

Quality laminate flooring. Storage cubby.

**MODERN BATHROOM SUITE**

Comprising a walk in bath with low level entry door and a powered seat lift for easy access and a hand shower attachment, semi-pedestal wash hand basin with single lever tap, bidet and a button flush WC. Tiled floor. Tiled walls. Recessed downlighting.

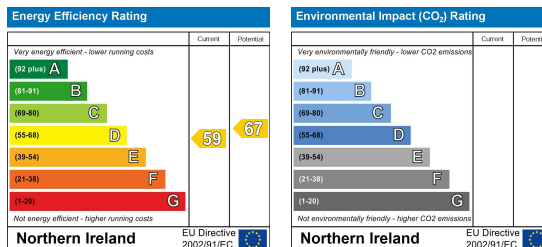
**OUTSIDE**

Neat well maintained lawn to front, stocked with a variety mature shrubs and screened by hedgerow.

Block paved driveway accessed via twin gates and leading to integral garage.

Private enclosed hard landscaped garden to rear. Screened by perimeter fence.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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