

# 10 Ravensburn Court, Ballyclare, BT39 0TU



- Semi Detached
- 3 Bedrooms Plus Study
- 1+ Reception
- Kitchen With Dining Aspect
- Integral Garage
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Four Piece Bathroom
- Excellent First Time Buy
- Priced To Allow For Modernisation

**PRICE Offers Over £129,950**

*Positioned within a quiet cul de sac just off the Burn Road in Doagh Village. This 3 bedroom semi detached has been priced to allow for some modernisation. Enjoying a spacious lounge, kitchen with dining area and a first floor study. This home represents excellent value for money so an early viewing is recommended.*

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**Glengormley**  
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Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:-

#### ENTRANCE HALL

#### LOUNGE 16'6" x 13'3"

At max. Attractive cast iron fireplace with ornate tiled inset and wooden surround. Tiled hearth. Laminate flooring.

#### KITCHEN/ DINING ASPECT 9'9" x 16'3"

Equipped with a range of high and low level fitted units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Open ended corner displays. Space for freestanding cooker. Overhead extractor fan. Part tiled walls. Understairs storage cupboard. PVC double glazed door to gardens.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1 13'2" x 9'6"

Access to undereaves storage. Velux window.

#### BEDROOM 2 14'3" x 9'3"

#### BEDROOM 3 10'2" x 9'7"

Built in three bay fitted wardrobe.

#### STUDY 6'3" x 5'8"

Suitable for home office. Velux window.

#### FOUR PIECE FAMILY BATHROOM

Comprising panelled bath, low flush w.c, pedestal wash hand basin and fully tiled shower enclosure. Tiled floor. Part tiled walls. Painted panelled wooden ceiling.

#### OUTSIDE

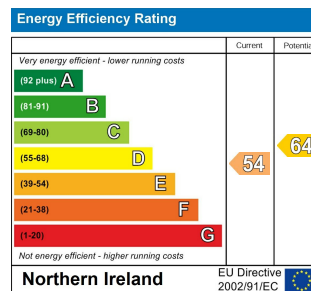
Enclosed garden to front and side.

Private garden to rear in lawn.

Driveway to rear to:-

#### INTEGRAL GARAGE 20'1" x 8'9"

Up and over door. Power and light.



### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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