



## 4 Ravelston Link, Newtownabbey, BT36 6PH

- Well Presented Detached Bungalow
- Lounge Through Dining Room
- Bathroom; White Suite
- Private Driveway
- Gardens Front, Side and Rear
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Attached Garage
- Convenient Location

Offers Over £209,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Coving to ceiling. Wood laminate floor covering. Glass panelled door leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Access to shelved store. Access to second shelved store. Access to partially floored roof space via slingsby style ladder.

#### LOUNGE THROUGH DINING ROOM 21'9" x 11'11" (wps)

Dual aspect windows. Focal point fireplace. Wood laminate floor covering. Coving to ceiling.



### **KITCHEN 10'8" x 8'10" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Twin built in larder units. Glass fronted display cabinet. Space and plumbed for automatic washing machine. Fully tiled walls. Tiled floor. PVC double glazed door to rear garden.

### **BEDROOM 1 12'10" x 10'7"**

Built in wardrobe.

### **BEDROOM 2 12'11" x 8'11"**

Wood laminate floor covering.

### **BEDROOM 3 9'5" x 8'0"**

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully panelled walls. Tiled floor.

### **EXTERNAL**

Double gates leading to generous sized private driveway area finished in tarmac.

Tiled entrance porch.

External lighting.

Front and side garden finished in lawn, paving and range of shrubs.

Rear garden finished in lawn and paved patio area.

### **ATTACHED GARAGE 16'3" x 9'11"**

Up and over door. Power, light and gas fired central heating boiler.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Well presented, three bedroom, detached bungalow with attached garage, situated within the popular Ravelston area of Carrmoney, Newtownabbey.**

**The property comprises entrance porch, entrance hall, lounge through dining room, kitchen, three well-proportioned bedrooms, and bathroom with white three piece suite.**


**Externally, the property enjoys generous sized private driveway area, attached garage, and gardens front, side and rear, finished in lawn and paved patio area.**

**Other attributes include gas heating, PVC double glazing and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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