



## 14 Ravelston Park, Newtownabbey, BT36 6PQ

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; White Suite
- Private Driveway; Matching Detached Garage
- Immaculately Presented Throughout

Offers Over £164,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 14'10" x 12'3" (wps)

Picture window to front elevation. Focal point fireplace. Wood laminate floor covering. Open arch leading to:



## **KITCHEN THROUGH DINING ROOM 18'2" x 10'10"**

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. PVC double glazed, sliding patio door and separate French door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

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

### **BEDROOM 1 13'5" x 10'2" (wps)**

Fitted wardrobes in mirror panelled, sliding doors.

### **BEDROOM 2 10'2" x 9'5"**

Rural views to rear elevation. Wood laminate floor covering.

### **BEDROOM 3 8'9" x 7'8" (wps)**

Range of fitted wardrobes. Wood laminate floor covering.

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Tile effect panelling to walls. Tile effect wood laminate floor covering.

### **EXTERNAL**

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

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance, landscaped rear garden, finished in paved patio areas and decorative stone.

Outside tap.

## **MATCHING DETACHED GARAGE 19'5" x 10'7"**

PVC coated, roller, shutter door. Separate PVC, double glazed service door. Power and light.

## **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.



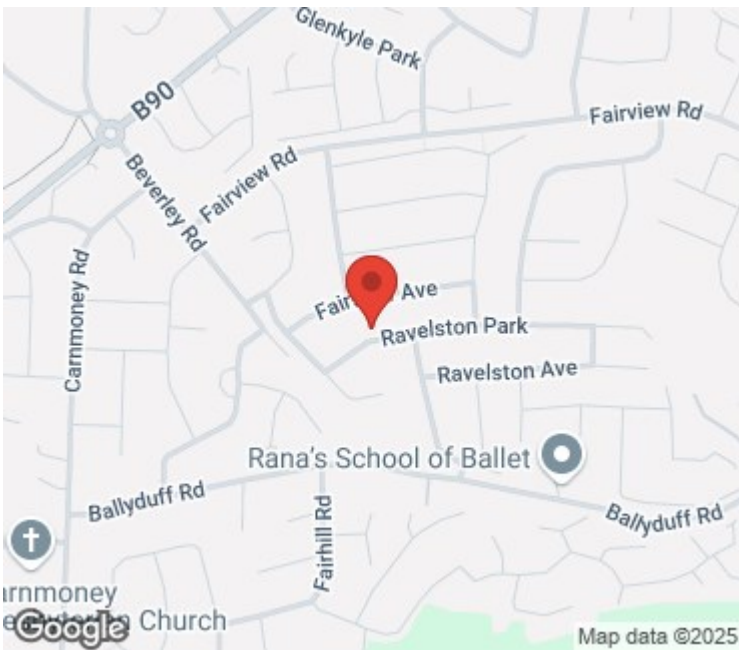
**Immaculately presented, semi detached home, with matching detached garage, conveniently located within the Carnmoney area of Newtownabbey.**

**The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room with modern fitted kitchen, three well proportioned bedrooms, and deluxe bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway, matching detached garage, front garden finished in lawn, and fully enclosed, low maintenance, paved garden to rear.**

**Other attributes include gas heating and PVC double glazing.**

**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>72</b>	<b>74</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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