

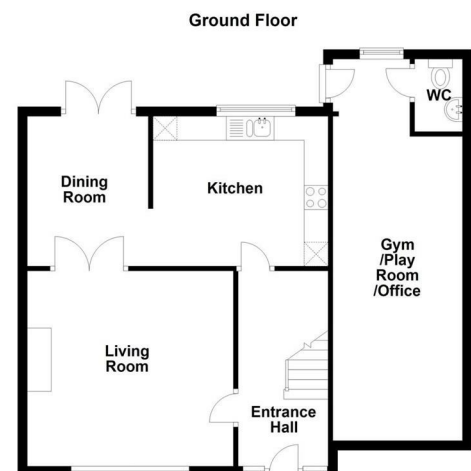


32 Ravelston Crescent, Newtownabbey, BT36 6PJ

- Semi Detached Home
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Attached Garage/Garden Room
- Convenient Location
- Three Bedroom; Two Reception
- Deluxe Bathroom
- Private Driveway
- Low Maintenance Gardens
- Immaculately Presented Throughout

Offers Over £169,950

EPC Rating D



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

LOUNGE 14'0" x 13'8"

Media wall with contemporary, wall recessed, glass fronted, electric fire. Picture window to front elevation, enjoying rural views towards Knockagh. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 10'2" x 8'3"

Wood laminate floor covering. PVC double glazed French doors, leading to rear garden. Open arch leading to:



KITCHEN 11'11" x 10'2"

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated double oven. Space and plumbed for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback panelling to walls. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to store and roof space.

BEDROOM 1 14'1" x 9'9" (wps)

Picture window to front elevation. Elevated rural view towards Knockagh. Twin built in wardrobes.

BEDROOM 2 10'5" x 10'4" (wps)

BEDROOM 3 10'3" x 6'7"

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen over bath. Illuminated mirror. Chrome towel radiator. Tile effect panelling to walls. LVT flooring.

EXTERNAL

Double gates leading to private driveway area.

Front garden, finished in lawn and decorative stone.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden, finished in paving and raised timber deck area.

Outside tap.

ATTACHED GARAGE (CONVERTED TO GARDEN ROOM) 25'6" x 8'11" (wps)

Power, light, radiator, PVC double glazed window and matching French door to rear garden.

CLOAKROOM

Plumbed for two piece suite.

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, three bedroom, semi detached home with attached garage/garden room, occupying a prime site within the popular Ravelston area of Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, three well proportioned bedrooms, and deluxe bathroom, with white three piece suite.

Externally, the property enjoys private driveway, attached garage (now converted to garden room), and low maintenance gardens front and rear.

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

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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