



10 Ravelston Crescent, Newtownabbey, BT36 6PJ

- Extended, Semi Detached Home
- Lounge
- Shower Room; White Suite
- Private Driveway; Garage
- Convenient Location

- Three Bedrooms
- Kitchen Through Living / Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Elevated Rural Views

Offers Over £159,950

EPC Rating D



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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. Access to under stairs storage. Access to shelved store. Glass panelled door leading to kitchen.

LOUNGE 21'9" x 11'2"

Dual aspect windows. Focal point fireplace. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 17'0" x 16'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Ceramic 1.5 bowl sink unit with draining bay. Space for range style oven with glass splashback and extractor hood over. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.

BEDROOM 3 9'2" x 9'1"

Wood laminate floor covering.

SHOWER ROOM

White, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully panelled walls.

FIRST FLOOR

LANDING

Built in storage unit with gas fired central heating boiler.

BEDROOM 1 12'6" x 11'1"

Access to under eaves storage.

BEDROOM 2 9'11" x 9'3"

Access to under eaves storage. Wood laminate floor covering.

EXTERNAL

Generous sized paved private driveway area.

Front garden finished in range of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden with brick pavior patio area.

Outside tap.

ATTACHED GARAGE 19'9" x 9'7"

Power operated, PVC coated, roller shutter door. Separate PVC service door to rear garden. Power and light. Tiled floor.

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.





Extended, three bedroom, semi detached home with matching detached garage, situated within the Carnmoney area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen through living/dining room, three well-proportioned bedrooms, and shower room.

Externally, the property enjoys private driveway, garage, and gardens front and rear.

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

The property is in need of modernising, as generously reflected within marketing figure.

Early viewing highly recommended.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	76
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 are 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