



3 Ravensburn Court, Doagh, BT39 0TU

- Semi Detached Home
- Lounge; Open Fire
- Bathroom; White Suite
- Private Double Driveway
- Garden
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Integral Garage
- Convenient, Village Location

Offers Over £134,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 16'3" x 11'8" (wps)

Open fire with tiled hearth.

KITCHEN WITH INFORMAL DINING AREA

14'8" x 9'8" (wps)

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, ceramic hob with extractor hood over. Integrated oven. Space for under counter fridge. Splashback tiling to walls. Access to utility store. Access to integral garage. PVC double glazed door to driveway.



FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 17'11" x 8'11"

Wall to wall fitted wardrobes in mirror and glass panelled sliding doors.

BEDROOM 2 11'8" x 11'2"

Twin, built in wardrobes.

BEDROOM 3 10'4" x 9'1"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiled, part panelled walls.

EXTERNAL

Front garden finished mainly in lawn.

Private double driveway to rear finished in tarmac.

Outside tap.

External lighting.

PVC soffits, fascia and rainwater goods.

Oil fired central heating boiler.

PVC oil storage tank.

INTEGRAL GARAGE 20'2" x 8'11"

Aluminium roller shutter door. Power, light and access to kitchen.

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, spacious, three bedroom, semi detached home with integral garage, conveniently situated within Doagh village, Ballyclare.

The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, three well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys private double driveway, finished in tarmac, integral garage, and garden finished in lawn.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

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 | 57 | 64 |
| (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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