



ULSTER PROPERTY SALES

UPS

GLENGORMLEY BRANCH

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Newtownabbey, County Antrim, BT36

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 RAVELSTON AVENUE

**Carnmoney
Newtownabbey BT36**

- Semi Chalet Villa
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Attached Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £189,950

17 Ravelston Avenue

Carmoney, Newtownabbey, BT36 6PF



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door, wood laminate flooring, radiator, under stairs storage

LOUNGE

14'2" x 13'4" (4.32m" x 4.06m")
Wood laminate flooring, radiator

KITCHEN

11'9" x 10'3" (3.58m" x 3.12m")
Range of high and low level units, formica worktops, built in stainless steel under oven, gas hob, stainless steel extractor fan, plumbed for washing machine, fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed back door.

DINING ROOM

10'4" x 8'4" (3.15m" x 2.54m")
Tiled floor, radiator

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'9" x 10'5" (3.89m" x 3.18m")
Radiator, supber views

PART ENSUITE

Modern white suite comprising chrome shower cubicle, thermostatic shower, vanity unit, low flush wc, chrome heated towel radiator, fully tiled walls, tiled floor

BEDROOM 2

10'4" x 10'3" (3.15m" x 3.12m")
Wood laminate flooring, radiator

BEDROOM 3

10'4" x 6'6" (3.15m" x 1.98m")
Wood laminate flooring, radiator

BATHROOM

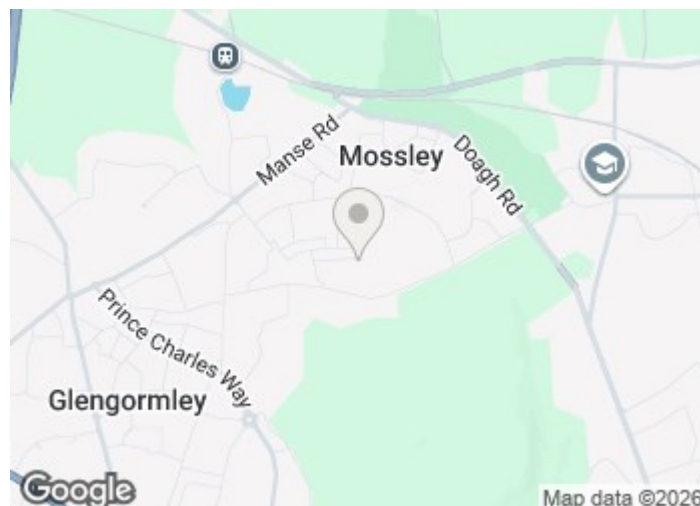
White suite comprising panelled bath, shower attachment, pedestal was hand basin, low flush wc, fully tiled walls, tiled floor, radiator

ROOFSPACE

Fully floored

OUTSIDE

Tarmac driveway leading to attached garage with up and over door, light, and gas boiler.
Garden to front in lawn
Fully enclosed garden to rear with paved patio area



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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