



## 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

## Carnmoney, 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, super 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

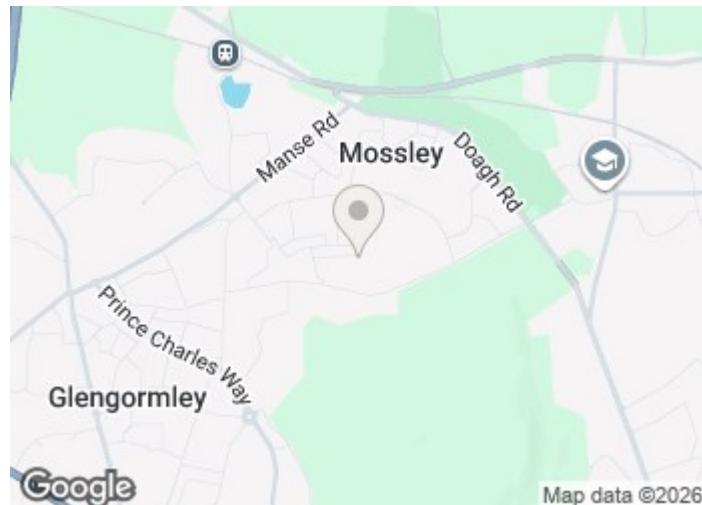
Fully floored

#### OUTSIDE

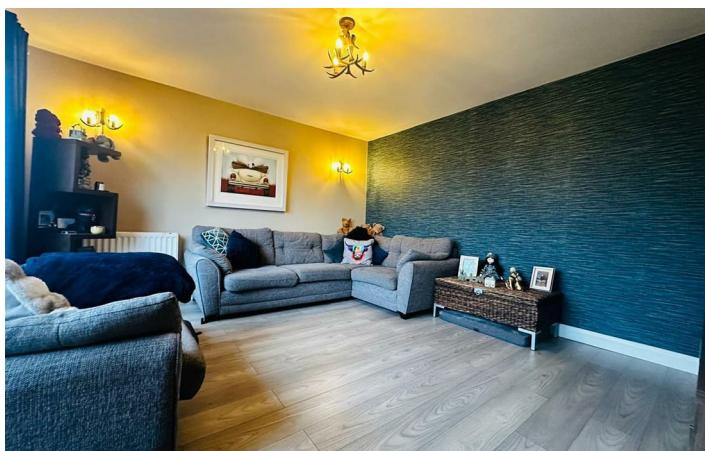
Tarmac driveway leading to attached garage with up and over door, light, and gas boiler.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(68-80)	<b>C</b>		
(55-67)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(68-80)	<b>C</b>		
(55-67)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	

ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark