



219 Merville Garden Village, Newtownabbey, BT37 9TS

- Refurbished, Ground Floor Apt.
- Lounge; Media Wall
- Bathroom; White Suite
- PVC Double Glazing
- Communal Parking
- Three Bedrooms
- Separate Modern Fitted Kitchen
- Gas Heating
- Communal Landscaping
- Convenient, Well Sought After Location

Offers Over £129,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to cloakroom. Glass panelled door leading to lounge.

LOUNGE 14'10" x 14'6" (wps)

Media wall with wall recessed contemporary, focal point, electric fire. Wood laminate floor covering.



KITCHEN 10'2" x 7'3" (wps)

Modern, fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with glass splashback and stainless steel extractor hood. Integrated oven and fridge freezer. Plumbed and space for washing machine. Access to hot press. Upstands to walls to match worktop. Wood laminate floor covering.

REAR HALL

Wood laminate floor covering.

BEDROOM 1 15'1" x 11'1" (wps)

Built in wardrobe.

BEDROOM 2 9'4" x 8'0"

Built in wardrobe.

BEDROOM 3 10'2" x 8'10" (wps)

BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Communal gardens.

Communal parking.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Immaculately presented, modernised, three bedroom, ground floor apartment, situated within the well sought after Merville Garden Village area or Shore Road, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge, separate modern fitted kitchen, three well-proportioned bedrooms, and bathroom, with white, three piece suite.

Externally, the property enjoys communal landscaping and communal parking area.

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

Ideal first time buy, downsize or 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	70	71
(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	

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