



300 Merville Garden Village, Newtownabbey, BT37 9TT

- Semi Detached Home
- Lounge; Separate Dining Room
- Deluxe Family Bathroom
- Generous Sized Enclosed Rear Garden
- Convenient, Well Sought After Development

- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Recently Renovated; Prime Corner Site
- Early Viewing Highly Recommended

Offers Over £169,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, double glazed, PVC front entrance door. Wood laminate floor covering. Stairwell leading to first floor. Access to under stairs store. Two separate built in stores.

LOUNGE 13'4" x 12'9" (wps)

Wood laminate floor covering. Picture window to front elevation. Open arch leading into:

DINING ROOM 10'7" x 9'6"

Wood laminate floor covering. PVC double glazed French patio doors leading to raised timber deck patio area.



KITCHEN 12'0" x 10'7" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Integrated four ring hob with extractor canopy over. Integrated under counter electric oven. Space for fridge freezer. Integrated dishwasher. Integrated wine rack. Built in store with plumbing for automatic washing machine, shelf and power point. Separate, shelved larder cupboard. Wood laminate floor covering. Picture window to rear elevation. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to floored roof space (potential to convert to further accommodation subject to necessary planning and approvals). Built in shelved hot press.

BEDROOM 1 14'2" x 11'2" (wps)

Picture window to front elevation. Built in wardrobe/store with overhead lockers.

BEDROOM 2 11'2" x 10'7"

Picture window to rear elevation. Built in wardrobe/store with overhead lockers.

BEDROOM 3 9'6" x 7'11"

DELUXE FAMILY BATHROOM 10'5" x 5'5"

Contemporary, white four piece suite comprising panelled bath with mixer tap, separate, fully panelled quadrant shower enclosure, vanity unit and WC. Electric shower unit. Chrome towel radiator. Part PVC panelled walls. Tile effect lino floor covering. Dual aspect windows.

EXTERNAL

Front garden finished in top soil and sown out for lawn. Low maintenance side garden finished in raised timber decking, paved service area and tree bark. Generous sized, private rear garden finished in top soil (sown out for lawn) and raised timber decking area. Block built base and low level wall for shed. PVC oil storage tank. Oil fired central heating boiler (housed). External lighting. Outside tap.

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.



Recently refurbished, spacious, three bedroom, two reception, semi detached home, occupying a generous sized, end of cul-de-sac corner site, conveniently located within the highly sought after Merville development, Newtownabbey.

The property comprises entrance hall, lounge with open arch leading into separate dining room, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe family bathroom, with contemporary four piece suite.

Externally, the property enjoys front garden finished in top soil and sown out for lawn, low maintenance side garden finished in raised timber decking, paved service area and tree bark, and generous sized, private rear garden finished in top soil (sown out for lawn) and raised timber decking area.

Other attributes include oil fired central heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(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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