



446 Merville Garden Village, Newtownabbey, BT37 9TX

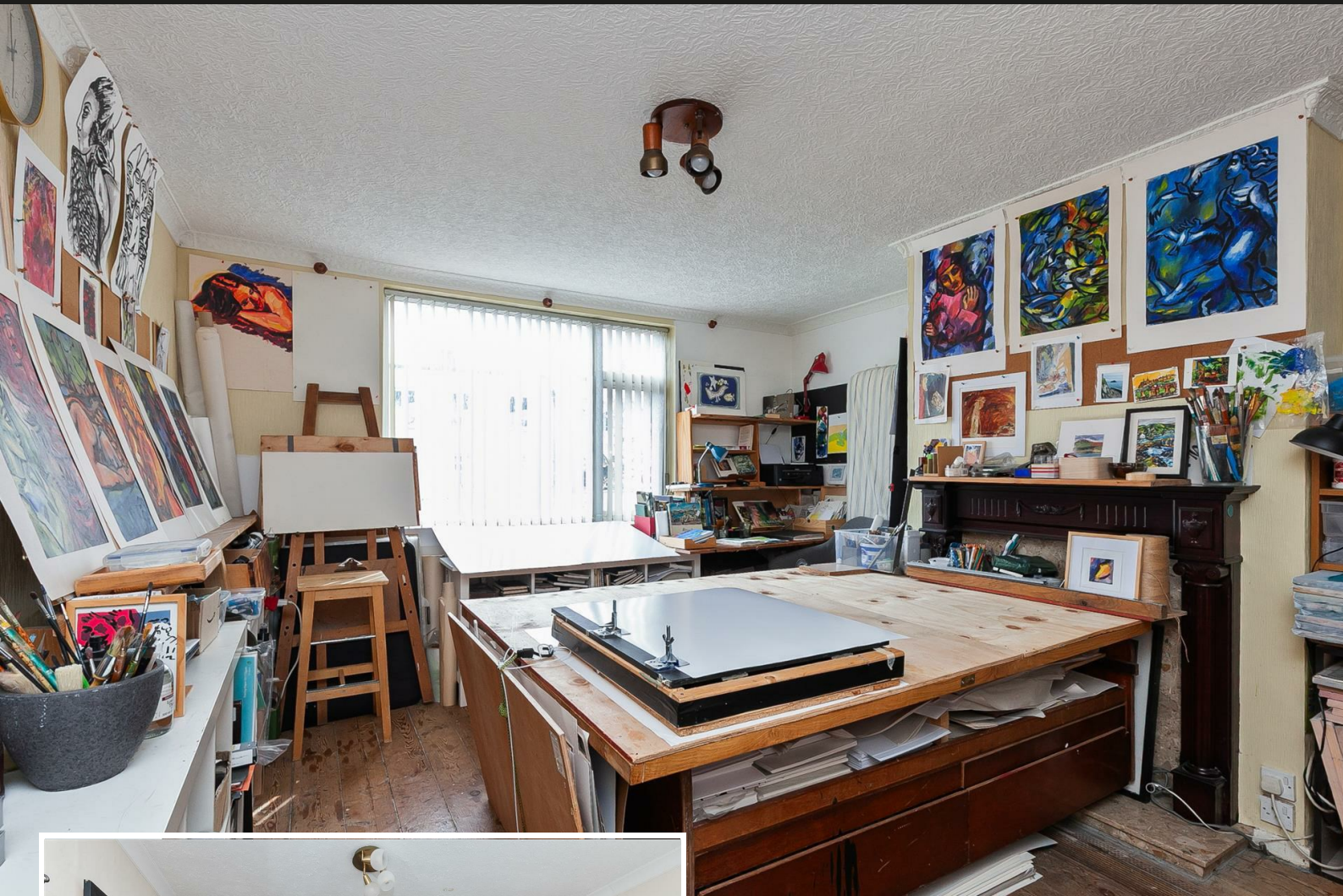
- First Floor Apartment
- Lounge; Modern Fitted Kitchen
- Fully Tiled Bathroom With White Suite
- Communal Parking
- Convenient Location
- Three Well-Proportioned Bedrooms
- Study; Private Balcony Area
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £109,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Access to private store in located in communal rear hall. Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Hardwood front door. Intercom entry handset. Access to store.

LOUNGE 15'5" x 12'0"

Gas fire in marble fireplace with matching hearth and timber surround. Picture window to front elevation.

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

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink with draining bay. Cooker point. Plumbed for automatic washing machine. Fully tiled walls. Tiled floor.



UTILITY ROOM 9'6" x 8'0" (wps)

Range of fitted high and low level storage units with melamine work surface. Tiled floor. PVC double glazed sliding patio door to private balcony area.

STUDY

BEDROOM 1 13'8" x 10'0"

Built in wardrobe.

BEDROOM 2 10'2" x 8'0"

Built in wardrobe. Vanity unit with wash hand basin.

BEDROOM 3 10'7" x 8'11" (wps)

Dual aspect windows. Currently utilised as a dining room.

FULLY TILED BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and folding shower screen over bath.

EXTERNAL

Communal gardens.

Communal parking.

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, three bedroom, first floor apartment, located within the well sought after Merville Garden Village area, off Shore Road, Newtownabbey.

The property comprises communal entrance hall, with access to private store, private entrance hall, lounge with gas fire, modern fitted kitchen with range of high and low level storage units, study with PVC double glazed sliding patio door leading to private balcony area, three well-proportioned bedrooms, and fully tiled bathroom with white three piece suite.

Externally, the property enjoys communal gardens and communal parking.

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

Ideal first time buy / buy to let investment alike.

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	74	76
(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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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