



426 Merville Garden Village, Newtownabbey, BT37 9TX

- Top Floor Apartment
- Lounge; Gas Fire
- Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Bedroom; Two Reception
- Study; Private Balcony
- Bathroom; Three Piece Suite
- Communal Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell access to upper floors.

PRIVATE ENTRANCE HALL

Intercom entry hand set. Wood laminate floor covering. Glass panelled doors to lounge, kitchen and study.

LOUNGE 15'5" x 13'2" (wps)

Gas fire in marble fireplace with granite inset and timber surround. Wood laminate floor covering. Picture window to front elevation. Glass panelled door leading to rear hall.

STUDY 9'5" x 7'9" (wps)

Focal point fireplace. Wood laminate floor covering. Access to cloakroom/store. PVC double glazed French door with matching side screen leading to private balcony.



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

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor.

REAR HALL

Wood laminate floor covering.

BEDROOM 1 15'7" x 11'1" (wps)

Wood laminate floor covering. Built in wardrobe.

BEDROOM 2 10'2" x 7'11" (wps)

Wood laminate floor covering. Built in wardrobe.

BEDROOM 3 11'2" x 10'5" (wps)

Dual aspect windows. Built in wardrobe. Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiled/panelled walls.

EXTERNAL

Private balcony.

Communal gardens.

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/two reception, top floor apartment, situated within the well sought after Merville Garden Village development, Shore Road, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge, kitchen, three well proportioned bedrooms, bathroom, study, and private balcony.

Externally, the property enjoys communal gardens.

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

Ideal first time buy / 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		76
(55-68) D		
(39-54) E	51	
(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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