

46 Merville Garden Village, Newtownabbey, BT37 9TG

For Sale
Offers Over
£139,950

We have pleasure in marketing this bright, spacious semi detached villa located in the ever popular Merville Garden Village development where homes consistently experience high demand. The property is presented to an excellent standard throughout and will offer the opportunity for a purchaser to simply move in and set their furniture down. We strongly recommend early viewing to avoid disappointment.



Energy Efficiency Rating D.

T: 028 9080 0000





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Spacious semi detached villa in highly regarded residential area
- 3 bedrooms (all with built-in robes)
- Lounge with feature fireplace through to dining room
- Modern high gloss fitted kitchen
- White bathroom suite with separate WC
- Double glazing in uPVC frames
- Gas fired central heating
- Well presented throughout



GROUND FLOOR

ENTRANCE HALL: uPVC front door, cloaks, under stair storage

LOUNGE: 13' 3" x 12' 10" (4.04m x 3.91m)
Laminate wood flooring, feature tiled fireplace and hearth, picture rail, through to:

DINING ROOM: 10' 7" x 9' 6" (3.23m x 2.9m)
Laminate wood flooring, picture rail

KITCHEN: 10' 9" x 9' 6" (3.28m x 2.9m)
Range of high and low level high gloss units, round edge work surfaces, single drainer sink unit with mixer taps, cooker point, stainless steel extractor fan and canopy, plumbed for dishwasher, plumbed for washing machine, alcove, gas fired boiler, wall tiling, laminate wood flooring, larder storage

FIRST FLOOR

LANDING : Access to roof space, storage cupboard

BEDROOM (1): 11' 10" x 11' 3" (3.61m x 3.43m)
Original cast iron fireplace, built in robes, picture rail

BEDROOM (2): 11' 4" x 10' 7" (3.45m x 3.23m)
Picture rail, built in robes

BEDROOM (3): 9' 9" x 7' 11" (2.97m x 2.41m)
At max including built in robe

BATHROOM: White suite comprising panelled bath, glazed shower screen, vanity unit with sink, PVC panelled walls, shelved linen cupboard

SEPERATE WC: Low flush WC, part PVC panelled walls

OUTSIDE

Front in lawn

Tarmac to side

Enclosed to rear in lawn, raised flowerbed with plants & shrubs

Outside shed

uPVC fascia and rainwater goods

Outside light, socket and tap



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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
contact us
for any
advice

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