



**332 Merville Garden Village
 , Newtownabbey, BT37 9TU**

**Offers Over
 £149,950**

We are delighted to offer for sale this attractive and well presented mid terrace property which is located in a cul de sac in a very popular residential area just off the Shore Road, Whiteabbey and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with furnished cloakroom, large lounge with tiled fireplace open to a modern fitted kitchen / diner with built in oven & hob, space for appliances and access to rear

Upstairs there are three bedrooms and a bathroom with coloured suite with separate WC.

Other benefits include PVC double glazing, gas heating, PVC fascia, guttering, new roof and a floored and sheeted roofspace.

Outside there is communal parking to front and gardens to front and rear in lawn.

Early viewing recommended !!

332 Merville Garden Village

, Newtownabbey, BT37 9TU



- Mid Terrace
- Modern Kitchen / Diner
- PVC Double Glazing / Gas
- 3 Bedrooms
- Downstairs WC
- Floored Roofspace
- Large Lounge
- Coloured Bathroom Suite
- Cul De Sac Position

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, storage cupboard

FURNISHED CLOAKROOM

Low flush wc, vanity unit, tiled floor

LOUNGE

12'11" x 12'11" (3.94m" x 3.94m")

Tiled fireplace, radiator, open to kitchen / diner

KITCHEN / DINER

19'6" x 9'8" (5.94m" x 2.95m")

Modern range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, fridge / freezer space,

partly tiled walls, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Storage cupboard

BEDROOM 1

12'10" x 11'4" at widest (3.91m" x 3.45m" at widest)

Original fireplace, built in wardrobe, radiator

BEDROOM 2

12'10" x 11'4" at widest (3.91m" x 3.45m" at widest)

Vanity unit, radiator, built in wardrobe

BEDROOM 3

9'9" x 7'11" at widest (2.97m" x 2.41m" at widest)

Built in storage, radiator

BATHROOM

Coloured suite comprising bath, thermostatic shower above, pedestal wash hand basin, fully tiled walls, radiator, storage cupboard with gas boiler

SEPARATE WC

Low flush wc

ROOFSPACE

22'3" x 9'8" at widest (6.78m" x 2.95m" at widest)

Floored and sheeted, light and power, velux window, under eaves storage

OUTSIDE

Communal parking to front

Garden to front in lawn

Garden to rear in lawn

Outhouse

PVC fascia, guttering and window sills



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark