



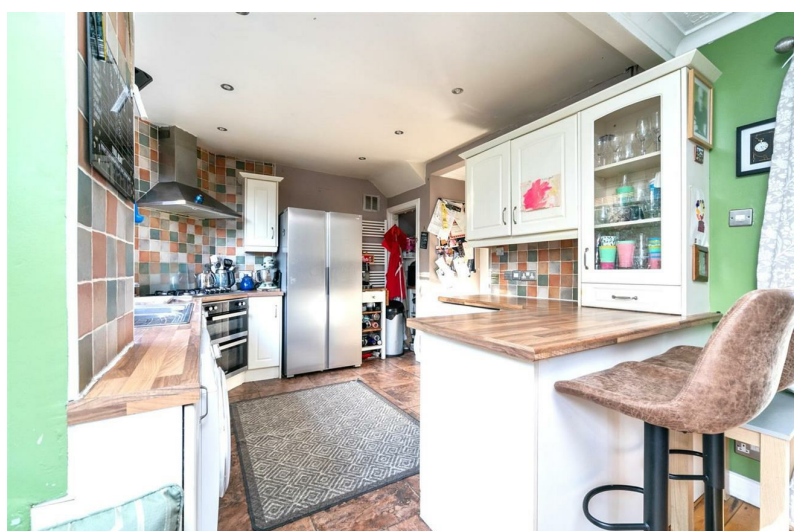
342 Merville Garden Village, Newtownabbey, BT37 9TU

- Semi Detached Home
- Lounge; Gas Fire
- Bathroom; Four Piece Suite
- Large, Fully Enclosed Rear Garden
- Convenient Location

- Three Bedrooms; Floored Roof Space
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Open Aspect To Rear
- Ideal First Time Buy/Buy To Let

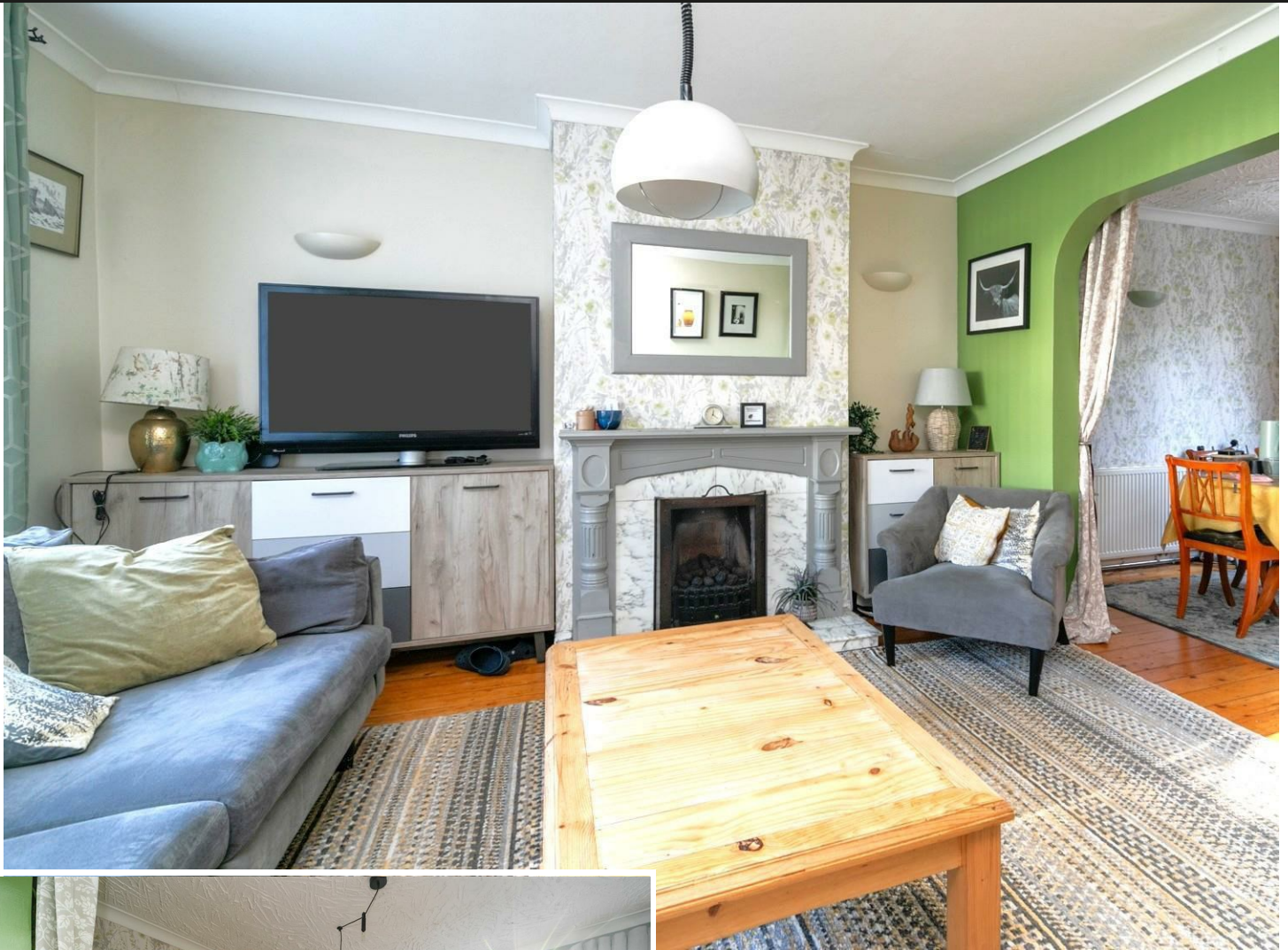
Offers Over £159,950

EPC Rating





342 Merville Garden Village, Newtownabbey, BT37 9TU



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store. Access to separate cloakroom.

#### LOUNGE 13'1" x 12'11"

Gas fire in marble fireplace with matching hearth and timber surround. Exposed, tongue and groove timber flooring. Open arch leading to:





## **KITCHEN THROUGH DINING ROOM 21'11" x 9'7"**

Modern fitted kitchen with range of high and low level storage units, with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven. Space for American style fridge freezer. Space and plumbed for washing machine and dishwasher. Space for tumble dryer. Glass fronted display cabinet. Splashback tiling to walls. Tiled floor to kitchen area. Exposed, tongue and groove timber flooring to dining area. PVC double glazed French doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store with gas fired central heating boiler. Access to roof space.

### **BEDROOM 1 14'6" x 11'3"**

Built in wardrobe.

### **BEDROOM 2 11'5" x 10'9"**

Exposed, tongue and groove timber flooring.

### **BEDROOM 3 9'10" x 7'11"**

Wood laminate floor covering. Fixed staircase to floored roof space.

### **BATHROOM**

White, four piece suite comprising panelled bath, separate, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Tiled floor.

### **FLOORED ROOF SPACE 15'7" x 10'2"**

Power, light, radiator, velux windows and access to under eaves storage.

### **EXTERNAL**

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Large, fully enclosed rear garden, finished in lawn, paved patio areas and range of plants, trees and shrubbery.

Open aspect to rear.

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.



**Well presented, spacious, three bedroom, semi detached home, occupying a large, end of cul-de-sac plot within the well sought after Merville Garden Village development, Shore Road, Newtownabbey.**

**The property comprises entrance hall, lounge with gas fire, kitchen through dining room, three well-proportioned bedrooms, bathroom, and floored roof space.**

**Externally, the property enjoys front garden finished in lawn, and rear garden finished in lawn, paved patio areas, and range of plants, trees and shrubbery.**

**Other attributes include gas 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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