



386 Merville Garden Village, Newtownabbey, BT37 9TU

- First Floor Apartment
- Lounge; Study/Utility
- Bathroom; White Suite
- PVC Double Glazing (bar study)
- Ideal Buy To Let Investment
- Three Bedrooms
- Kitchen
- Gas Heating
- Ideal First Time Buy
- Convenient, Well Sought After Location

Offers Over £109,950

EPC Rating C







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

#### PRIVATE ENTRANCE HALL

Timber parquet flooring. Open arch leading to:

#### STUDY/UTILITY 9'5" x 7'9" (wps)

Tiled floor. Access to cloakroom. Glass panelled door leading to private balcony.

#### LOUNGE 15'5" x 15'3" (wps)

Stone clad, focal point fireplace. Wood laminate floor covering.



### **KITCHEN 10'9" x 7'3" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker with extractor hood over. Plumbed and space for washing machine. Integrated under counter fridge. Splashback tiling to walls. Gas fired central heating boiler (housed within matching unit). Access to shelved hot press. Tiled floor.

### **REAR HALL**

Wood laminate floor covering.

### **BEDROOM 1 15'3" x 10'11" (wps)**

Built in wardrobe with mirror panelled, sliding doors. Wood laminate floor covering.

### **BEDROOM 2 10'2" x 7'10" (plus wardrobe space)**

Built in wardrobe with mirror panelled, sliding doors. Wood laminate floor covering.

### **BEDROOM 3 10'7" x 8'10" (wps)**

Wood laminate floor covering.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully panelled walls. Tile effect flooring.

### **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, conveniently situated within the well sought after Merville Garden Village area of Newtownabbey.**

**The property comprises entrance hall, lounge, study/utility, private balcony, kitchen, three well-proportioned bedrooms, and bathroom with white three piece suite.**

**Other attributes include gas heating and PVC double glazing (bar one window).**

**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>	<b>75</b>	<b>75</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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