



323 Merville Garden Village, Newtownabbey, BT37 9TZ

Offers Over £154,950

- Semi detached villa in highly sought after residential location
- Lounge
- Conservatory
- Bathroom
- The property is in need of modernisation and has been priced accordingly
- 3 Bedrooms
- Dining room
- Kitchen
- Gas fired central heating/Double glazing in uPVC frames
- Located close to excellent schools, shops and frequent public transport links

323 Merville Garden Village, Newtownabbey BT37 9TZ

Nestled in the ever popular Merville Garden Village community in Newtownabbey, this home is perfect for any buyers hoping to put their own stamp on a home with endless potential.

The property boasts 3 bedrooms, a lounge, dining room, conservatory, kitchen and bathroom. This home also has double glazing in uPVC frames and gas fired central heating.

The property is in need of modernisation throughout and has been priced accordingly.

Located close to excellent schools, shops and frequent public transport links in and out of Belfast City Centre, this home is ideal for anyone hoping to chose a convenient and popular location.

Early viewing is highly recommended!



Council Tax Band: Northern Ireland



Ground floor

Entrance Hall

uPVC front door, under stair storage

Lounge

13'4 - 12'10

Open to:

Dining room

10'5 - 9'6

Sliding doors to:

Conservatory

11'4 - 11'1

French doors to rear

Kitchen

10'8 - 9'5

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, space for fridge, space for dishwasher, stainless steel oven, inlaid hob, stainless steel extractor hood, wall tiling, under stair storage, larder storage, worchester gas boiler

First Floor

Landing

Access to partially floored roofspace, hot press with insulated copper cylinder

Bedroom (1)

10'7 - 9'9

Built in wardrobe, W/C with low flush W/C and hanging wash hand basin

Bedroom (2)

11'3 - 10'6

Built in wardrobe

Bedroom (3)

9'8 - 7'11

Bathroom

uPVC bath unit, mixer taps, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, bidet with mixer taps

Outside

Front: In lawn, in stones, plants, shrubs, hedges

Rear: Paving, in stones, shrubs, plants and hedges, apple trees, shed

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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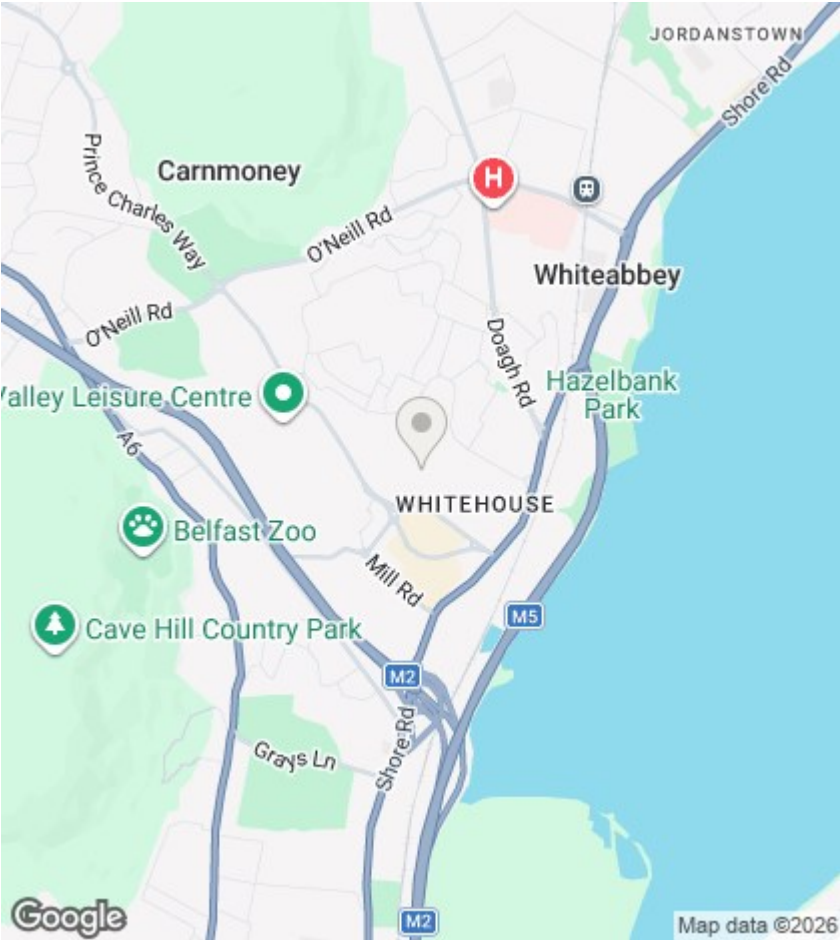
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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC