

# 186 Merville Garden Village, Newtownabbey, BT37 9TW



- First Floor Apartment
- Three Well Proportioned Bedrooms
- Two Receptions
- Contemporary Fitted Kitchen
- Modern Shower Room Suite
- Private Balcony
- Communal Parking to Front
- Gas Fired Central Heating/ PVC Double Glazing
- Beautifully Presented Throughout
- Popular Convenient Location

## PRICE Offers Over £114,950

*Positioned within the highly sought after Merville Garden Village development. Perfectly situated this spacious first floor apartment is ideally suited to first time buyer or those searching for one level living at a realistic price. Enjoying a well planned living layout incorporating three bedrooms, spacious lounge, kitchen and bathroom. An early viewing is highly recommended.*

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BT41 4BA  
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Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

Communal Entrance hall. Hard wood front door into:

### ENTRANCE HALL

Well presented with quality laminate flooring.

### SPACIOUS LOUNGE

15'8" x 13'1" at max (4.8 x 4.0 at max)

Attractive feature cast iron fireplace with granite surround and decorative wooden mantle. Quality laminate flooring. Large window to front aspect.

### CONTEMPORARY FITTED KITCHEN

10'5" x 7'2" (3.2 x 2.2)

Equipped with a range of high and low level fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with separate four ring electric hob. Overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Space for free standing fridge freezer. Quality laminate flooring.

### SNUG

9'2" x 7'10" at max (2.8 x 2.4 at max)

Cubby for storage. PVC double glazed door to balcony.

### BEDROOM 1

13'5" x 11'1" (4.1 x 3.4)

Attractive feature period fireplace. Built in wardrobes.

### BEDROOM 2

10'2" x 9'2" (3.1 x 2.8)

Built in wardrobes.

### BEDROOM 3

11'9" x 7'10" (3.6 x 2.4)

Built in wardrobes.

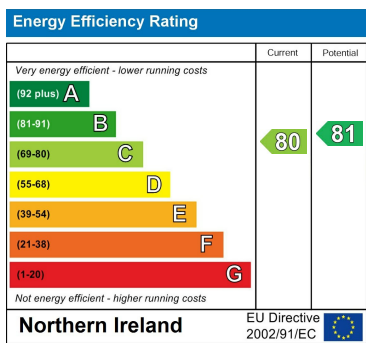
### MODERN SHOWER ROOM

Comprising large step-in PVC panelled shower enclosure with thermostatically controlled drench style shower and hand shower attachment. Vanity unit with monobloc tap and a button flush WC. Towel radiator. Laminate flooring. PVC panelled ceiling.

### OUTSIDE

Private balcony with ceramic floor tiling.

Communal parking to front.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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