



FOR SALE

274 MERVILLE GARDEN VILLAGE, NEWTOWNABBEY, BT37 9TT
PRICE: £135,000

This is a mid-terrace property in the sought after Merville Garden Village, located close to local schools, Abbeycentre shopping complex and the Valley leisure centre. Belfast is approximately 10 minutes away by car. The accommodation consists of 4 bedrooms, 2 receptions, bathroom, ensuite bathroom and kitchen. The property further benefits from gas fired central heating and double-glazed windows. We would urge all potential purchasers to view at their earliest convenience.



02890 853226
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THE PROPERTY COMPRISES

Ground Floor

HALLWAY: Built in storage.

LIVING ROOM: 13' 0" x 12' 10" (3.96m x 3.91m) Wooden flooring. Double doors to dining room.

DINING ROOM: 10' 7" x 9' 2" (3.23m x 2.79m) Wooden flooring. Sliding patio doors to rear. Door to kitchen.

KITCHEN: 12' 4" x 8' 5" (3.76m x 2.57m) Range of high and low level fitted units. gas hob. Single oven. Integrated extractor fan. Space for washing machine. Space for tumble dryer. Space for dishwasher. Space for fridge freezer. Stainless steel sink and taps. Tiled floor. Tiled walls.

First Floor

BEDROOM (1): 11' 3" x 9' 11" (3.43m x 3.02m) Built in storage. Fitted mirror wardrobes.

BEDROOM (2): 10' 9" x 9' 2" (3.28m x 2.79m)

BEDROOM (3): 9' 8" x 8' 2" (2.95m x 2.49m)

Second Floor

BEDROOM (4): 10' 7" x 9' 5" (3.23m x 2.87m) **widest points** Loft conversion. Eaves storage. Ensuite bathroom.

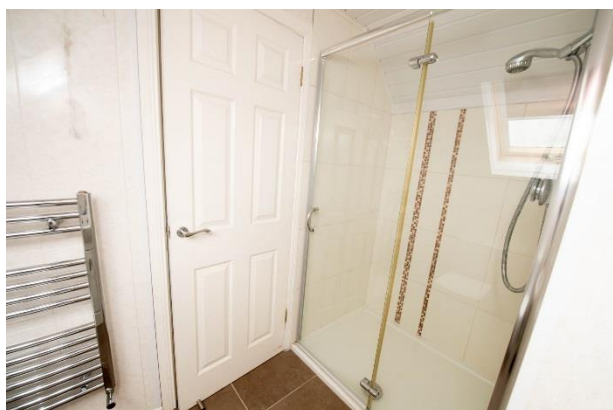
ENSUITE SHOWER ROOM: Low flush WC. Pedestal wash hand basin. Shower cubicle. Velux roof window. Tiled floor. Wall mounted heated towel rail.

Outside

FRONT: Lawn. Mature shrubs and trees. Driveway.

REAR: Lawn. Decking area.

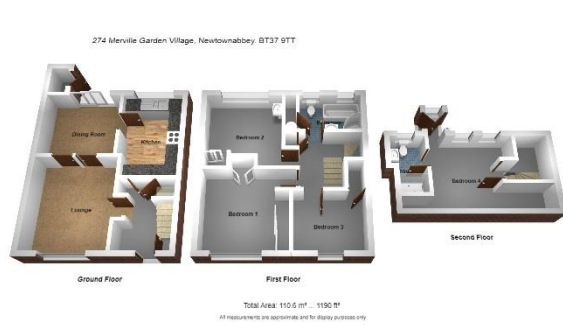




LOCATION

Newtownabbey

645 Shore Road, Newtownabbey, BT37 0ST - Tel: 02890 853226 - Email: newtownabbey@dickson-rice.com



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	67	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

NOTE TO PURCHASERS: Dickson Rice have not tested any systems or appliances at this property. All Measurements are approximate.

The above information cannot be taken as any part of an offer or contract. None of the descriptions contained in this brochure are to be relied on as factual representation. Any intending purchaser must satisfy themselves as to the validity of all information. No representatives of Dickson Rice have any authority or can give any representation or warranty whatever in relation to this property.



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