

# 442 Merville Garden Village, Newtownabbey, BT37 9TX



- Spacious Ground Floor Apartment
- 3 Bedrooms
- 1 Reception
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazed Windows
- Gas Central Heating
- Highly Regarded Established Location
- Excellent First Time Buy / Investment Opportunity

**PRICE Offers Around £94,950**

*Positioned within the highly sought after Merville Garden Village development. Perfectly situated this spacious ground 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, lounge, kitchen and bathroom. This home should attract interest so an early viewing is advised.*

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## ACCOMMODATION

### GROUND FLOOR

Entrance door into:

#### COMMUNAL ENTRANCE HALL

Front door into private entrance hall. Tiled floor with feature part paneled walls. Storage cupboard.

#### MODERN KITCHEN 10'9" x 7'2"

Fitted with a range of high and low level units with contrasting work surfaces. Stainless steel sink unit, integrated oven with four ring hob. Plumbed for washing machine. Space for free standing fridge / freezer

#### LOUNGE 14'8" x 12'3"

At max. Feature inglenook style fireplace with stone hearth. Exposed floorboards . Storage cupboard housing gas boiler

#### BEDROOM 2 10'2" x 8'1"

Built in wardrobe


#### BEDROOM 1 15'3" x 11'0"

at max. Built in wardrobe

#### BEDROOM 3 10'6" x 9'4"

#### WHITE BATHROOM SUITE

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap. Panelled bath with fixed shower screen and shower attachment. Tiled floor and part tiled walls

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>  |         |           |
| (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>   |         |           |
| <i>Not energy efficient - higher running costs</i>  |         |           |
| Northern Ireland  |         |           |
| EU Directive 2002/91/EC  |         |           |

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