



318 Merville Garden Village, Newtownabbey, BT37 9TU

Offers Over £124,950

- First floor apartment in highly sought after location
- Lounge with laminate wooden flooring
- Kitchen
- Double glazing in uPVC frames (apart from porch)
- Viewing by appointment only
- 2 Bedrooms (both with built in storage)
- Modern bathroom
- Gas fired central heating
- Own entrance door/well presented throughout
- Located close to excellent schools, shops and frequent public transport links

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This well-presented, first floor apartment is located in a highly sought-after area, offering convenience and style in equal measure. Ideally positioned close to local shops, schools, bus routes, and the motorway, it provides easy access to Belfast City Centre and beyond. The property has been recently upgraded, boasting a brand-new bathroom, stylish new flooring throughout, and fresh paintwork, giving it a bright and contemporary feel. Perfect for first-time buyers, professionals, or investors, this apartment is in excellent overall condition and ready to move into. Don't miss the opportunity to secure a home in one of the area's most popular locations.



Council Tax Band:



ENTRANCE DOOR

ENTRANCE PORCH

Ceramic tiled flooring

ENTRANCE HALL

Laminate wood flooring, built in storage cupboard, feature wall panelling, access to roofspace

LOUNGE

15'10" x 10'4"

Fireplace, tiled hearth, laminate wood flooring, cornicing

KITCHEN

12'6" x 8'5"

Range of high and low level units, round edge worksurfaces, built in stainless steel oven, gas hob, stainless steel extractor fan, spotlights, single drainer stainless steel sink unit with mixer tap, shelved storage, 2 separate built in storage units (one with gas boiler)

BEDROOM (1)

13'6" x 10'3"

Laminate wood flooring, built in storage, cornicing

BEDROOM (2)

10'3" x 8'4"

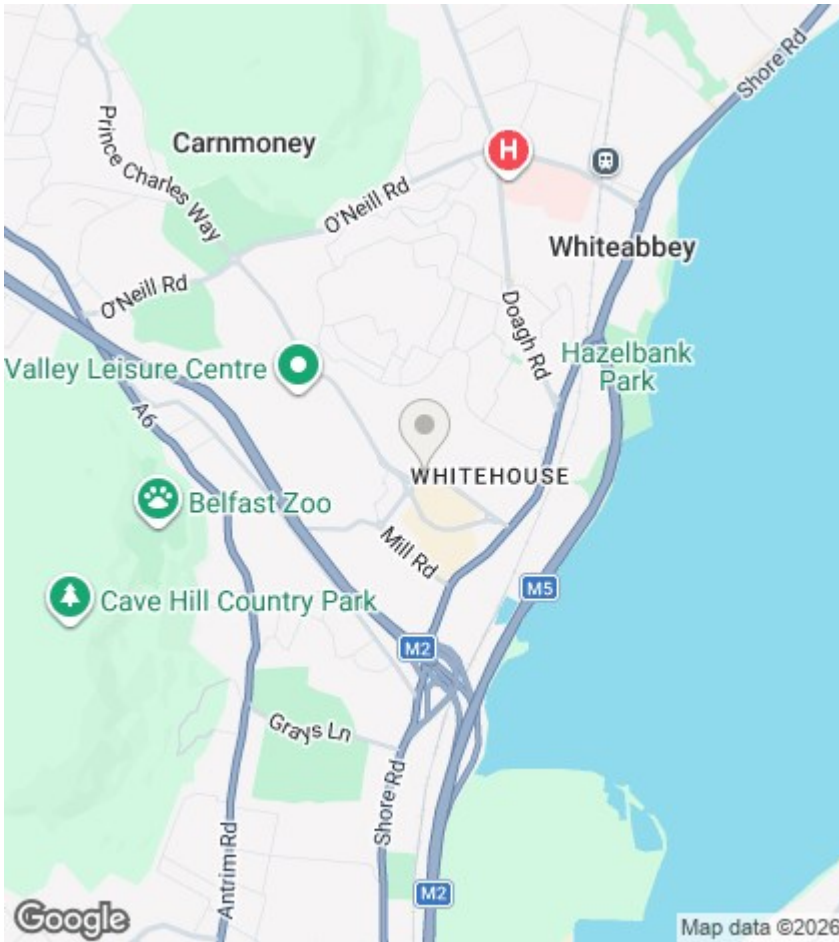
Laminate wood flooring, built in storage cupboard

BATHROOM

Modern white bathroom suite, uPVC bath unit, electric shower, glazed shower screen, feature wall panelling, low flush W/C, pedestal wash hand basin, heated towel rail, extractor fan, hot press

OUTSIDE

Outside storage shed, communal outside space



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		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	