



49 Merville Garden Village Shore Road, Newtownabbey, BT37 9TG

**Offers Around
£119,950**

We are delighted to offer for sale this well presented first floor apartment which is located in this much sought after development just off the Shore Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace and wood laminate flooring, modern fitted kitchen with built in oven & hob and a morning room with wood laminate flooring and access to a tiled balcony. There are also three bedrooms and a separate modern bathroom with white suite. Other benefits include PVC double glazing and gas heating.

Early viewing recommended !!

49 Merville Garden Village

Shore Road, Newtownabbey, BT37 9TG



- First Floor Apartment
- Modern Fitted Kitchen
- Gas Heating
- 3 Bedrooms
- Modern White Bathroom
- Popular Location
- 2 Reception Rooms
- PVC Double Glazing

ACCOMMODATION COMPRISES

FIRST FLOOR

ENTRANCE HALL

Wood laminate flooring, radiator, cloaks cupboard, intercom

LOUNGE

15'3" x 12'0" (4.65m" x 3.66m")
Attractive fireplace, cast iron inset, pine surround, wood laminate flooring, radiator

KITCHEN

10'6" x 7'2" at widest (3.20m' x 2.18m" at widest)
Modern range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in stainless steel oven, stainless steel

gas hob, stainless steel splashback, stainless steel extractor fan, fridge/ freezer space, plumbed for washing machine, partly tiled walls, tiled floor, breakfast bar , radiator

BEDROOM 2
12'10" x 7'10" at widest (3.91m" x 2.39m" at widest)
Radiator

BEDROOM 3
10'6" x 7'3" at widest (3.20m" x 2.21m" at widest)
Wood laminate flooring, radiator, cupboard with gas boiler, built in wardrobe

BATHROOM
Modern white suite comprising panelled shower bath, thermostatic shower above, screen, vanity unit, low flush wc, partly tiled walls, wood laminate flooring, heated towel radiator

MORNING ROOM
9'4" x 7'8" at widest (2.84m" x 2.34m" at widest)
Wood laminate flooring, radiator, pvc double glazed door to balcony

BALCONY
Tiled floor

REAR HALL
Wood laminate flooring, radiator

BEDROOM 1
15'4" x 11'0" at widest (4.67m" x 3.35m" at widest)
Radiator, built in wardrobe



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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