



## 175 MERVILLE GARDEN VILLAGE

Shore Road  
Newtownabbey BT37

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

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

**£109,950**

# 175 Merville Garden Village

Shore Road, Newtownabbey, BT37 9TW



## ACCOMMODATION COMPRISES

### SECOND FLOOR

#### ENTRANCE HALL

Hardwood front door, storage cupboard

#### LOUNGE

15'2" x 10'6" (4.62m" x 3.20m")  
Wood laminate flooring, feature fireplace, tiled inset, painted wood surround, radiator, superb views towards Belfast Lough

#### DINING ROOM / FAMILY ROOM

11'4" x 9'5" at widest (3.45m" x 2.87m" at widest )  
Wood laminate flooring, radiator,

double glazed sliding patio doors to a balcony with views towards Belfast Lough

#### KITCHEN

10'8" x 6'8" (3.25m" x 2.03m" )  
Range of high and low level fitted units, formica worktop, built in under oven, ceramic hob, extractor fan, plumbed for washing machine, fridge / freezer space, breakfast bar. partly tiled walls

#### REAR HALL

Hotpress, cupboard, wood laminate flooring

#### BEDROOM 1

15'2" x 12'3" at widest (4.62m" x 3.73m" at widest )

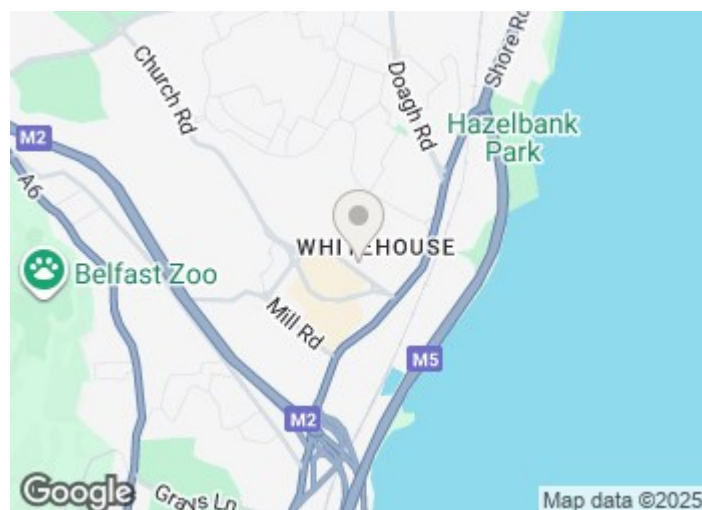
Built in wardrobe, wood laminate flooring, radiator

#### BEDROOM 2

9'10" x 8'10" (3.00m" x 2.69m" )

Built in mirrored sliding robes, wood laminate flooring, radiator

#### BATHROOM



## Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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