



45 Mayfield Road, Newtownabbey, BT36 7WE

Offers Over £224,950

- Semi detached property in highly regarded area
- Lounge with multi fuel burning stove
- Luxury shower room
- Double glazing in oak frames
- Solid white oak internal doors
- 3 Bedrooms (1 luxury ensuite shower room)
- Modern fitted kitchen with casual dining area and French doors to rear
- Gas fired central heating (new boiler installed December 2025)
- Detached garage
- Views to the rear of the property over surrounding countryside

45 Mayfield Road, Newtownabbey BT36 7WE

This attractive semi-detached home is situated in the popular Mayfield area of Newtownabbey and, although only 20–25 years old, has been extremely well maintained and upgraded by its current owners. The property offers bright, well-proportioned accommodation throughout, including a comfortable lounge featuring a multi-fuel burning stove. The modern fitted kitchen provides excellent everyday living space. Both the main shower room and the large ensuite have been finished with stylish black fittings, creating a contemporary feel. Externally, the property benefits from a private rear garden enjoying pleasant open views, ideal for relaxing or entertaining. Further features include gas heating with a new boiler installed in December 2025, double glazing and a detached garage, offering valuable storage or parking in a highly convenient location.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

White oak staircase, uPVC front door and glazed side panel, downlighters, feature panelling, understairs storage

LOUNGE

16'6" x 15'0"

Into bay, multi fuel burning stove, laminate wood flooring

KITCHEN

22'6" x 10'8"

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, ceramic sink unit with mixer tap, built in gas hob, built in fan assisted oven, extractor fan, housing for fridge and freezer, tiling, laminate wood flooring, downlighters.

Casual dining area, French doors to rear with separate door to rear, views towards country side

FIRST FLOOR

LANDING

Laminate wood flooring, downlighters, access to roofspace via Slingsby ladder

BEDROOM (1)

15'8" x 10'9"

Laminate wood flooring

LUXURY ENSUITE

Low flush W/C, vanity unit with mixer tap, large walk in shower unit with rain shower and hand held shower attachment, uPVC panelling, heated towel rail, laminate wood flooring, Velux window, downlighters, extractor fan

BEDROOM (2)

12'4" x 8'0"

Laminate wood flooring, built in wardrobe

BEDROOM (3)

9'2" x 8'3"

Laminate wood flooring, views of country side

BATHROOM

Luxury shower room, large vanity unit with mixer tap, large shower unit with controlled rain shower and hand held shower attachment, uPVC panelling, low flush W/C, heated towel rail, heated mirror

OUTSIDE

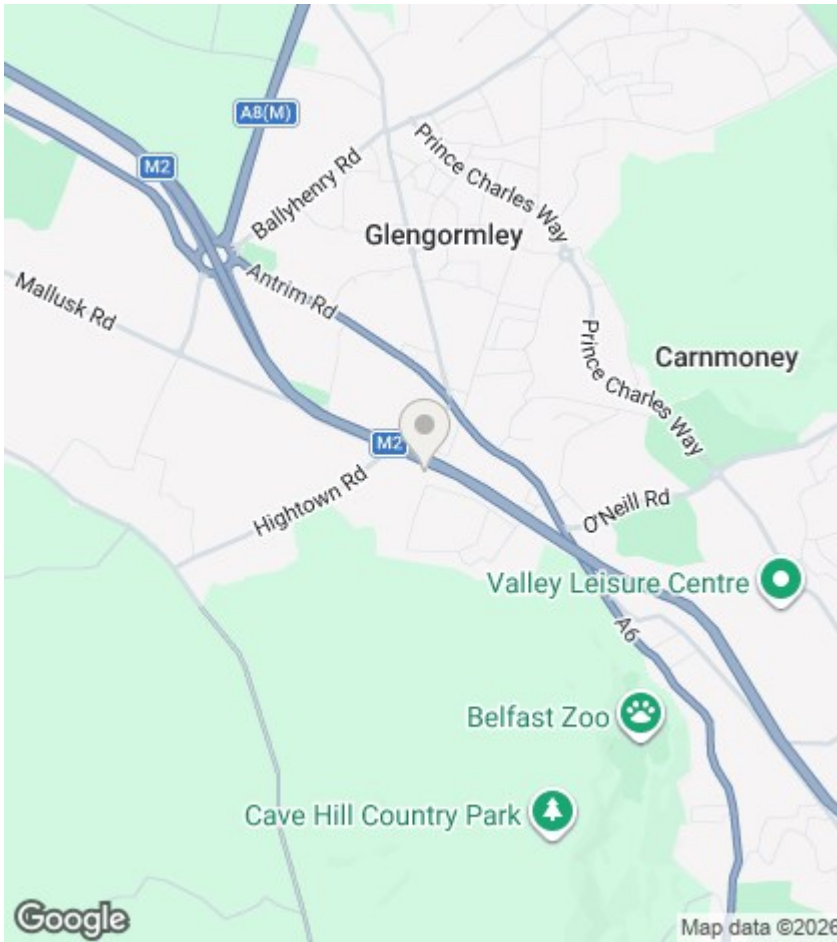
Front: in tarmac driveway with car parking, hedging, paved brick

Rear: boiler house with Ideal gas boiler, patio area, lawn, plants and shrubs

GARAGE

19'6" x 10'2"

Service door, light and power



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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	

GROUND FLOOR

