



## 39 Mayfield Drive, Newtownabbey, BT36 7WN

Offers Over £239,950

- Extended mid townhouse in highly popular and convenient cul de sac location
- Lounge with feature fireplace
- Extended family room
- Gas fired central heating/Double glazing in uPVC frames
- Car parking spaces and lawn to the front
- 4 Bedrooms (main with ensuite shower room)
- Modern high gloss kitchen open plan to:
  - Bathroom and downstairs W/C
  - Enclosed garden to the rear
  - Located close to excellent schools, shops and frequent public transport links

# 39 Mayfield Drive, Newtownabbey BT36 7WN

39 Mayfield Drive is a well-presented four-bedroom mid townhouse, extended to the rear to provide valuable additional living space. The property is in excellent condition throughout and is ready for immediate occupation. The lounge offers a comfortable setting and features a fireplace, while the modern kitchen opens into the extended family room, creating a practical and versatile space for everyday living. A downstairs W/C adds convenience, and upstairs the accommodation includes a family bathroom along with an ensuite shower room to the main bedroom. To the front, there is off-street car parking. Located within a quiet cul-de-sac, the property enjoys a peaceful position while remaining convenient for local amenities. This is a spacious and well-maintained home that will appeal to a range of buyers looking for a straightforward move-in ready property.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC front door, laminate wood flooring

### **DOWNSTAIRS W/C**

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring, alarm system, extractor fan

### **LOUNGE**

14'8" x 14'3"

Laminate wood flooring, feature fireplace with marble hearth

### **KITCHEN/FAMILY ROOM**

Kitchen: 21'7 x 10'3

Range of high and low level units, Quartz stone work tops, gas hob, stainless steel extractor hood, single drainer Quartz stone sink unit with mixer taps, built in stainless steel oven, built in stainless steel microwave, built in dishwasher, built in fridge/freezer, vertical radiator, luxury tiled flooring, gas boiler, downlighters

Extended family room: 20'7 x 10'6

Solid wooden flooring, Velux windows, downlighters, French doors to rear

## **FIRST FLOOR**

### **LANDING**

Access to fully floored roofspace with light

### **BEDROOM 1**

12'10" x 12'8"

### **ENSUITE SHOWER ROOM**

Shower unit with electric shower, glazed shower screen, downlighters, panelled ceiling, ceramic tiled flooring, low flush W/C, pedestal wash hand basin, extractor fan

### **BEDROOM 2**

12'2" x 9'3"

Laminate wood flooring, built in storage

### **BEDROOM 3**

10'3" x 8'9"

Solid wood flooring

### **BEDROOM 4**

8'9" x 7'5"

### **BATHROOM**

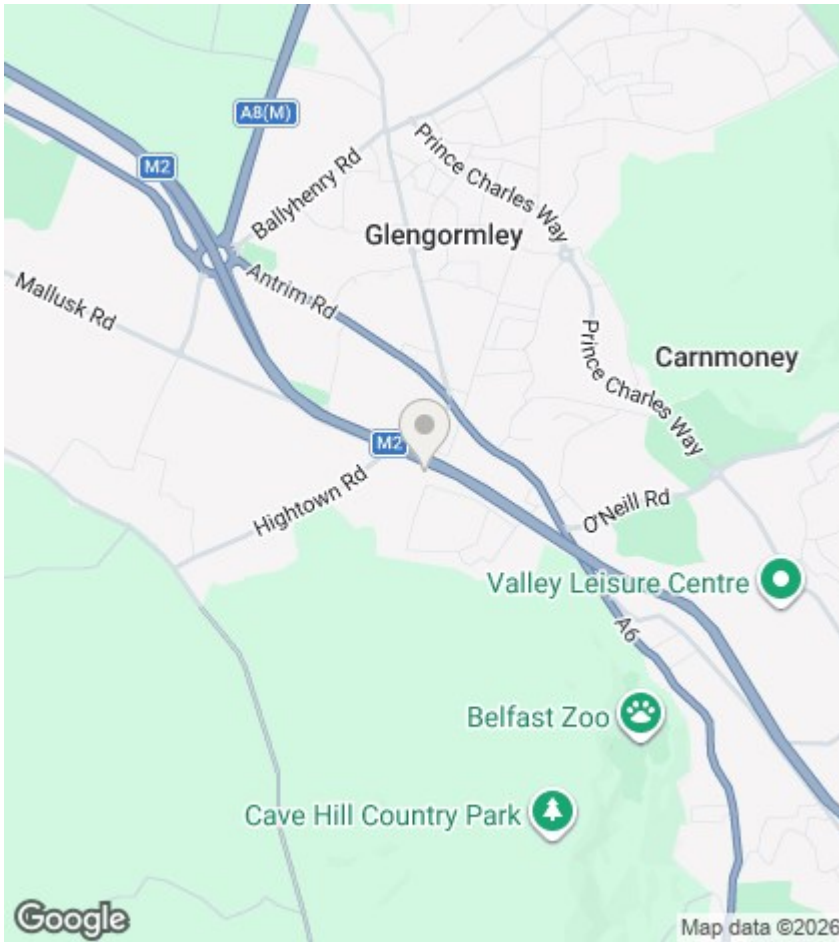
PVC bath unit, mixer taps, shower screen, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring

## **OUTSIDE**

Front: Tarmacked driveway with space for multiple cars, in lawn, in paving

Rear: Enclosed to rear, in lawn, in paving, uPVC fascia and rainwater goods, outside light

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## 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	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

