



10 Mayfield Park, Newtownabbey, BT36 7WJ

Offers Over £269,950

- Extended semi detached villa in highly popular and convenient location
- Lounge open plan to: Dining room
- Downstairs W/C / Utility room
- Bathroom
- Ideal first time buy or family home
- 5 Bedrooms (master with ensuite shower room)
- Kitchen
- Family room
- Enclosed garden to rear/ tarmacked driveway to front

10 Mayfield Park, Newtownabbey BT36 7WJ

10 Mayfield Park is a spacious and extended five bedroom semi detached villa, ideally situated within a highly popular and convenient residential location. This impressive home offers generous accommodation throughout, comprising five well proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room. The ground floor features a bright and welcoming lounge open plan to the dining room, a well appointed kitchen, a versatile family room, a useful utility room and a convenient downstairs WC. A modern family bathroom serves the remaining bedrooms. Externally, the property enjoys a tarmacked driveway to the front, providing ample off-street parking, while the rear boasts a stylish raised composite decking area, perfect for outdoor entertaining and designed for low maintenance living. Early viewing is highly recommended to fully appreciate the exceptional space and flexibility this extended home has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, laminate wooden flooring, understair storage

Lounge

14'9 x 14'1

Solid wooden flooring, gas fire, open to:

Dining room

10'8 x 10'7

Solid wooden flooring

Kitchen

10'8 x 10'7

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, vegetable sink, built in dishwasher, range cooker, stainless steel extractor hood

Utility Room

9'5 x 6'10

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, gas boiler, space for fridge freezer, plumbed for washing machine, ceramic tiled flooring

Downstairs W/C

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring, wall tiling, extractor fan

Family room

16'1 x 14'11

Laminate wooden flooring

First floor

Landing

Access to fully floored roofspace with power and light

Bedroom 1

16'3 x 10'5

Built in sliderobes, downlighters

Modern ensuite shower room

Shower unit with electric shower, glazed shower screen, low flush W/C, vanity sink unit, mixer taps, wall panelling

Bedroom 2

10'10 x 7'5

Velux window, built in storage

Bedroom 3

10'10 x 6'4

Downlighters

Bedroom 4

10'8 x 9'5

Built in sliderobes

Bedroom 5

9'5 x 8'6 (plus built in sliderobes)

Built in sliderobes

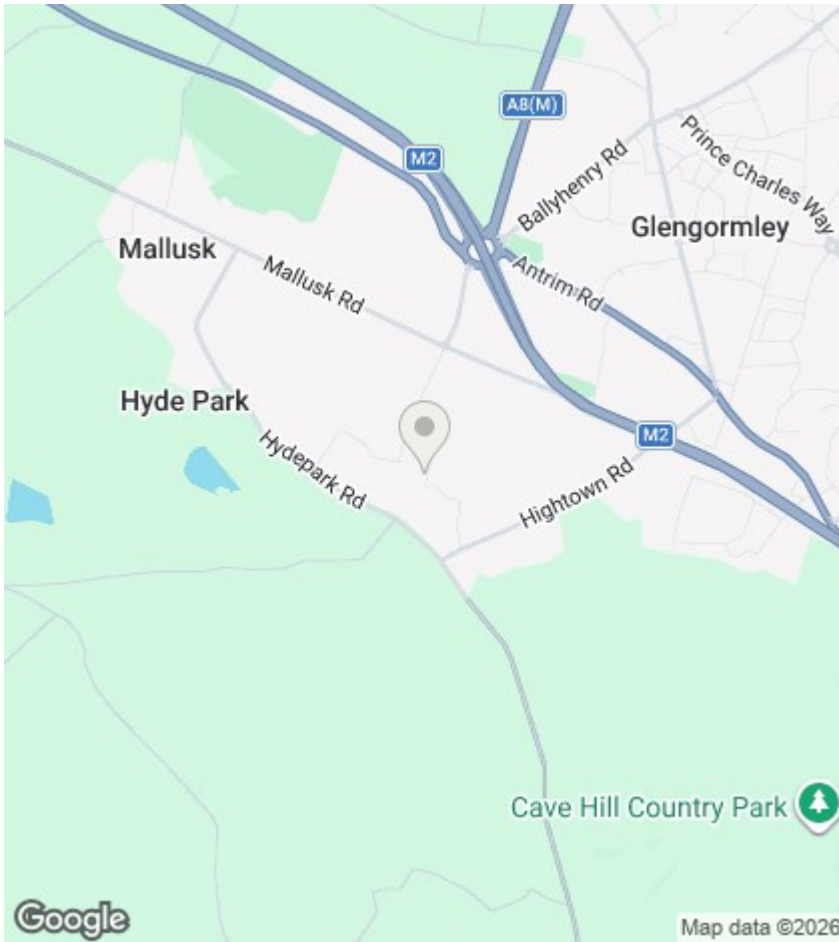
Bathroom

Stand alone bath, low flush W/C, pedestal wash hand basin, ceramic tiled flooring, wall tiling

Outside

Front: Tarmacked driveway, in lawn, plants and shrubs

Rear: Feature composite raised decking area, in lawn, plants and shrubs, outside tap, outside light, storage shed



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 | | 75 | 75 |
| (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 | |

