

36 Mayfield Village, Newtownabbey, BT36 7WA



PRICE Offers Around £164,950



Beautifully maintained throughout this attractive 3 Bedroom Semi-Detached enjoys a well planned living layout incorporating a luxurious shaker style fitted Kitchen, modern 4 piece Bathroom and a deluxe Ensuite Shower Room. Situated within a popular residential location in a quiet cul de sac. An early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

- Semi-Detached
- 3 Bedrooms / 2 Receptions
- Extensive Mature Rear Garden
 - Select Private Cul De Sac
- Luxurious Shaker Style Fitted Kitchen
- Furnished Ground Floor Cloakroom
- 4 Piece Modern Family Bathroom
 - Deluxe Ensuite Shower Room
 - Detached Garage
- PVC Double Glazed Windows

Ground Floor

Front door into Entrance Hall with tiled floor. Door into well presented Entrance Hall. Quality laminate flooring.

FURNISHED CLOAKROOM

Comprising button flush WC. Wash hand basin. Polished porcelain tiled floor.

LOUNGE 18'0 x 14'8

Into bay window. Attractive cast iron fireplace with maple surround. Piped for gas fire. Low voltage lighting. Quality laminate flooring extending through arch into:

DINING / FAMILY ROOM 12'1 x 12'0

Sliding double glazed patio doors to rear garden.



LUXURIOUS SHAKER STYLE FITTED KITCHEN 11'6 x 9'1

Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Inlaid sink unit with mixer tap. Integrated oven with 4 ring hob. Overhead extractor fan. Integrated washing machine, dishwasher and fridge/freezer. Complementary wall tiling. Polished porcelain tiled floor. Stable door to garden.



First Floor

BEDROOM 1 13'6 x 12'10

at max. Laminate flooring.

DELUXE ENSUITE

Comprising box shape wash hand basin. Button flush WC. Step-in shower enclosure.



BEDROOM 2 17'4 x 11'8

BEDROOM 3 8'9 x 8'6

Laminate flooring.



MODERN 4 PIECE FAMILY BATHROOM

Comprising button flush WC. Pedestal wash hand basin. Panelled bath with fixed shower attachment. 1/4 rounded shower cubicle. Porcelain tiled floor. Complementary wall tiling.



Outside

Neat garden to front in lawn. Driveway to side to DETACHED GARAGE. Extensive private garden to rear in lawn screened by mature trees and perimeter fence.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

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



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