

11 Mayfield Heights, Newtownabbey, BT36 7WL



- Superb Three Storey Semi Detached
- 4 Bedrooms/ 1 Reception Room
- Highly Regarded Popular Location
- Beautifully Presented Throughout
- Luxury Contemporary Gloss Kitchen/ Dining Aspect
- Deluxe En Suite Off Bedroom 1/ Deluxe En Suite Off Bedroom 2
- Modern Family Bathroom
- Detached Garage with Parking forecourt
- Gas Heating (New Boiler 2020)
- Furnished Ground Floor Cloakroom

PRICE Offers Around £219,950

Positioned within a highly regarded popular development this superb three storey semi detached enjoys a well planned adaptable living layout that will suit differing family needs and suit the young growing family. With a high internal specification and finish throughout an early viewing is highly 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

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with double glazed side screen into:-

WELL PRESENTED ENTRANCE HALL

With polished porcelain tiled floor.

FURNISHED GROUND FLOOR CLOAKROOM

Comprising wash hand basin with mono block tap and button flush w.c. Tiled floor. Half tiled walls.

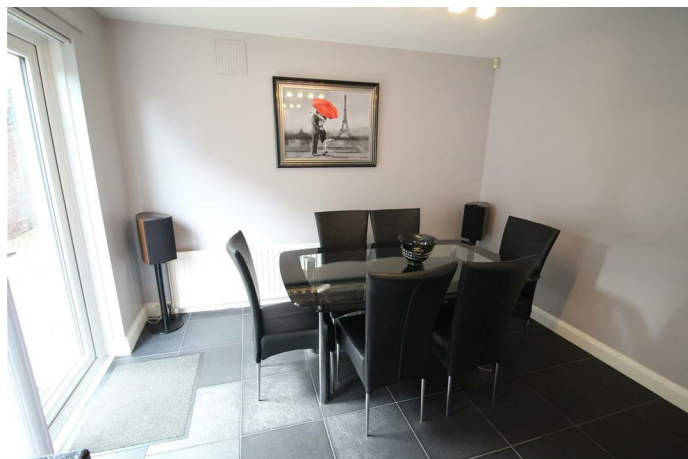
LOUNGE 17'9" x 11'6"

Attractive Sandstone fireplace with matching hearth. Piped for gas fire. Dual window aspect. Quality 'Grey Gloss' laminate plank flooring.



OPEN PLAN KITCHEN WITH DINING ASPECT 17'10" x 11'2"

Equipped with a comprehensive range of high and low level fitted 'gloss' units with co-ordinating work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob and overhead fan housed in stainless steel canopy. Integrated fridge/ freezer. Tiled floor. Twin double glazed doors to garden and patio.



FIRST FLOOR

Spacious landing Area.

BEDROOM 1 16'0" x 11'0"

Grey coloured laminate flooring. Fitted wall to wall mirrored sliderobes. Sliding double glazed door to Juliet style balcony.

DELUXE EN SUITE

Comprising semi pedestal wash hand basin, button flush w.c and shower enclosure.

BEDROOM 2 11'4" x 11'0"

Ash effect laminate flooring.

DELXUE EN SUITE

Comprising semi pedestal wash hand basin, button flush w.c. and shower enclosure.



SECOND FLOOR

MODERN FAMILY BATHROOM

Comprising panelled bath with retractable shower attachment, button flush w.c and wash hand basin. Complementary wall tiling. Velux window.

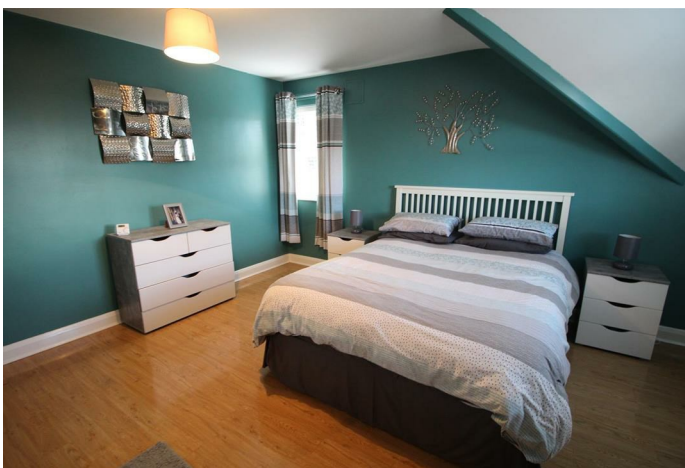
BEDROOM 3 14'3" x 10'9"

Velux window. Walnut effect laminate flooring. Presently used as TV room.



BEDROOM 4 18'0" x 14'8"

At max. Oak effect laminate flooring. Dual window aspect.



OUTSIDE

Neat walled garden to front in lawn with ornamental railing.
Matching twin gate to driveway to side leading to:-
Garden screened by perimeter fence and edged by shrubs.

GARAGE 20'0" x 10'0"

Plumbed for washing machine. Power and light.

Paved patio/ terrace area to rear. Steps to private raised garden in lawn. Screened by perimeter fence.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(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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We have not tested any of the systems or appliances at this property.

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