



31 Mayfield Road, Newtownabbey, BT36 7WE

- Semi Detached Villa
- Lounge; Open Arch To Dining Room
- Deluxe Fully Tiled Shower Room
- Generous Sized Private Driveway
- Convenient Location

- Three Bedrooms; Principal Bedroom With En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy

Offers Over £179,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### LOUNGE bay

Bow bay window to front elevation. Gas fire in cast iron fireplace with tiled hearth and timber surround. Open arch to:

**DINING ROOM 11'1" x 10'10"**





## **KITCHEN 11'2" x 10'10"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Wine rack. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space with slingsby style ladder.

## **PRINCIPAL BEDROOM 15'8" x 10'10"**

### **EN SUITE BATHROOM**

White three piece suite comprising tile encased bath, pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

### **BEDROOM 2 12'5" x 7'10"**

Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 3 9'1" x 8'4"**

Elevated rural views. Wood laminate floor covering.

### **DELUXE FULLY TILED SHOWER ROOM**

Contemporary white three piece suite comprising oversized shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head.

## **EXTERNAL**

Generous sized private driveway finished in tarmac.

Tiled entrance porch.

Fully enclosed rear garden finished in lawn and paved patio area.

Boiler house with gas fired central heating boiler.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, three bedroom / two reception, semi detached villa with generous sized private driveway and fully enclosed rear garden, occupying a prime site enjoying elevated rural views, within the popular and conveniently located Mayfield development, Newtownabbey. The property comprises entrance hall, lounge with gas fire and open arch to dining room, modern fitted kitchen with range of integrated appliances, three well proportioned first floor bedrooms, to include principal bedroom with en suite bathroom, and deluxe, fully tiled shower room with contemporary three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing and alarm system. Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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