

# 12 Mayfield Walk, Newtownabbey, BT36 7WR



- 2nd Floor Apartment
- 2 Bedrooms
- 1 Reception
- Beech Effect Fitted Kitchen With Casual Dining Aspect
- Deluxe Family Bathroom Suite
- Two Well-Proportioned Bedrooms
- Highly Regarded Location
- PVC Double Glazed
- Gas Fired Central Heating
- Management Fees £720 Per Annum

**PRICE Offers Over £109,950**

*Situated in popular residential location within close proximity to a host of local amenities, transport options and leisure facilities. This two bedroom apartment enjoys a well-planned living layout, a beech effect fitted kitchen with casual dining aspect and two well-proportioned bedrooms. An ideal purchase for a first-time buyer and alternatively an excellent investment opportunity. Early viewing is advised to avoid disappointment.*

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

Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

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

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

ACCOMADATION

COMMUNUAL ENTRANCE HALL

Telephone entry system, stairwell to 2nd floor.

ENTRANCE HALL

Wooden door, quality laminate flooring, large storage cupboard.

LOUNGE 17'3" x12'9"

(At widest points) Quality laminate flooring. Feature fireplace with mains gas inset.

BEECH EFFECT FITTED KITCHEN WITH CASUAL DINING ASP 13'1" x 10'5"

Beech effect fitted kitchen with contrasting worksurfaces equipped with a comprehensive range of high and low level units. Extractor fan housed in matching canopy. Space for cooker. Plumbed for washing machine. Space for fridge freezer. Stainless steel single drainer sink unit with swan neck tap. Tiled floor. Part-tiled walls.

DELUXE FAMILY BATHROOM SUITE

Comprising panelled bath with fixed shower screen & shower attachment over, low-flush W.C, pedestal wash hand basin with mixer taps, tiled floor.

BEDROOM 2 9'7" x 6'9"


Quality laminate floor, built-in mirrored sliderobes.

BEDROOM 1 12'11" x 6'7"

Quality laminate floor, built-in mirrored sliderobes.

OUTSIDE:

Well-presented communal areas stocked with a variety of mature shrubs with paved walkways and parking forecourt.

| 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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