

23 Mayfield Village, Newtownabbey, BT36 7WA

For Sale
Offers Over
£159,950

This is a bright, spacious red brick semi-detached villa situated in a quiet and popular residential cul de sac. The property will suit a young couple or growing family. We strongly recommend full internal inspection to appreciate all this home has to offer and advised early viewing.



Energy Efficiency Rating D.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		

- Semi-detached villa in a quiet and popular cul de sac
- 3 Bedrooms (1 with en-suite shower room)
- Lounge with polished wood flooring and feature fireplace
- Dining room with patio doors
- Fitted kitchen
- Spacious bathroom with white suite
- Ground floor cloaks
- Phoenix gas central heating
- Double glazing in uPVC frames
- Driveway with generous car parking space



GROUND FLOOR

RECEPTION PORCH: Polished wood flooring.

RECEPTION HALL: Under stair storage.

CLOAKROOM: Low flush WC, pedestal wash hand basin.

LOUNGE: 17' 10" x 14' 7" (5.44m x 4.44m) (Into bay)
Polished wood flooring, feature fireplace with gas fire, cornicing, downlighters.

DINING ROOM: 12' 3" x 10' 4" (3.73m x 3.15m)
Double glazed patio doors, downlighters.

KITCHEN: 11' 4" x 9' 0" (3.45m x 2.74m) Built-in units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob and under oven, stainless steel extractor fan, plumbed for washing machine, downlighters. Gas boiler.

FIRST FLOOR

LANDING: Linen cupboard.

BEDROOM (1): 13' 2" x 11' 6" (4.01m x 3.51m)
Downlighters.

EN-SUITE SHOWER ROOM: Low flush WC, pedestal

wash hand basin, shower unit with controlled shower, extractor fan.

BEDROOM (2): 13' 3" x 11' 5" (4.04m x 3.48m)
Laminate wood flooring.

BEDROOM (3): 9' 11" x 8' 8" (3.02m x 2.64m)
Laminate wood flooring.

SPACIOUS BATHROOM: White suite comprising of corner bath with mixer tap and telephone hand shower, low flush WC, pedestal wash hand basin, shower unit with controlled shower, ceramic tiled flooring, extractor fan, downlighters.

OUTSIDE

Front in lawn and driveway with generous car parking space.

Side in lawn.

Rear in lawn, decking, outside light and tap.



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Integrity
Respect**

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**Please
call in or
contact us
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