

**8 Mayfield Court,  
Newtownabbey,  
BT36 7WS**

**For Sale**  
Offers Over  
**£164,950**

An excellent opportunity to purchase this bright, spacious end townhouse property located on a corner site. The property is well presented throughout and will make an ideal first time buy. We strongly recommend viewing to avoid disappointment.



**Energy Efficiency Rating C.**

**T: 028 9080 0000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	71   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Spacious end town house on corner site
- 3 Bedrooms (master with ensuite shower room)
- Lounge with French doors to:
- Modern high gloss fitted kitchen open to:
- Casual dining area
- White bathroom suite
- Double glazing in uPVC frames
- Gas fired central heating
- Enclosed garden to rear
- Corner site with three car parking spaces



## GROUND FLOOR

### ENTRANCE HALL

uPVC front door, solid wood flooring, under stairs storage

### LOUNGE

16' 2" x 10' 11" (plus bay) (4.93m x 3.33m)  
Solid wood flooring, French doors to:

### KITCHEN

17' 10" x 11' 2" (5.44m x 3.4m)  
Range of high and low level high gloss units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, built in double oven and gas hob, integrated microwave, stainless steel extractor fan and canopy, integrated dishwasher, gas fire boiler, casual dining area.

## FIRST FLOOR

### LANDING

Shelved linen cupboard

### BEDROOM (1)

14' 3" x 9' 3" (4.34m x 2.82m)  
Plus built in robe

### ENSUITE SHOWER ROOM

Glazed shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, wall tiling

### BEDROOM (2)

10' 8" x 10' 8" (3.25m x 3.25m)  
Including range of built in robes

### BEDROOM 3

9' 8" x 7' 4" (2.95m x 2.24m)  
Including built in mirrored slide robes

### BATHROOM

White suite comprising panelled bath, telephone hand shower, low flush WC, pedestal wash hand basin, PVC panelled walls, laminate tiled effect flooring, PVC panelled ceiling, downlighters, extractor fan

### OUTSIDE

Front and side in lawn  
Three car parking spaces to rear  
Enclosed garden to rear in decking and stones



**Honesty  
Integrity  
Respect**

Our business is founded on our values. We strive to demonstrate honesty and Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future. Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please  
call in or  
contact us  
for any  
advice

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**Did you know?**

For each sale with McMillan McClure a donation is made to a local charity. In 2022 we commit to making a donation every month to a different charity.