

**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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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.