



46 Mayfield High Street, Newtownabbey, BT36 7WU

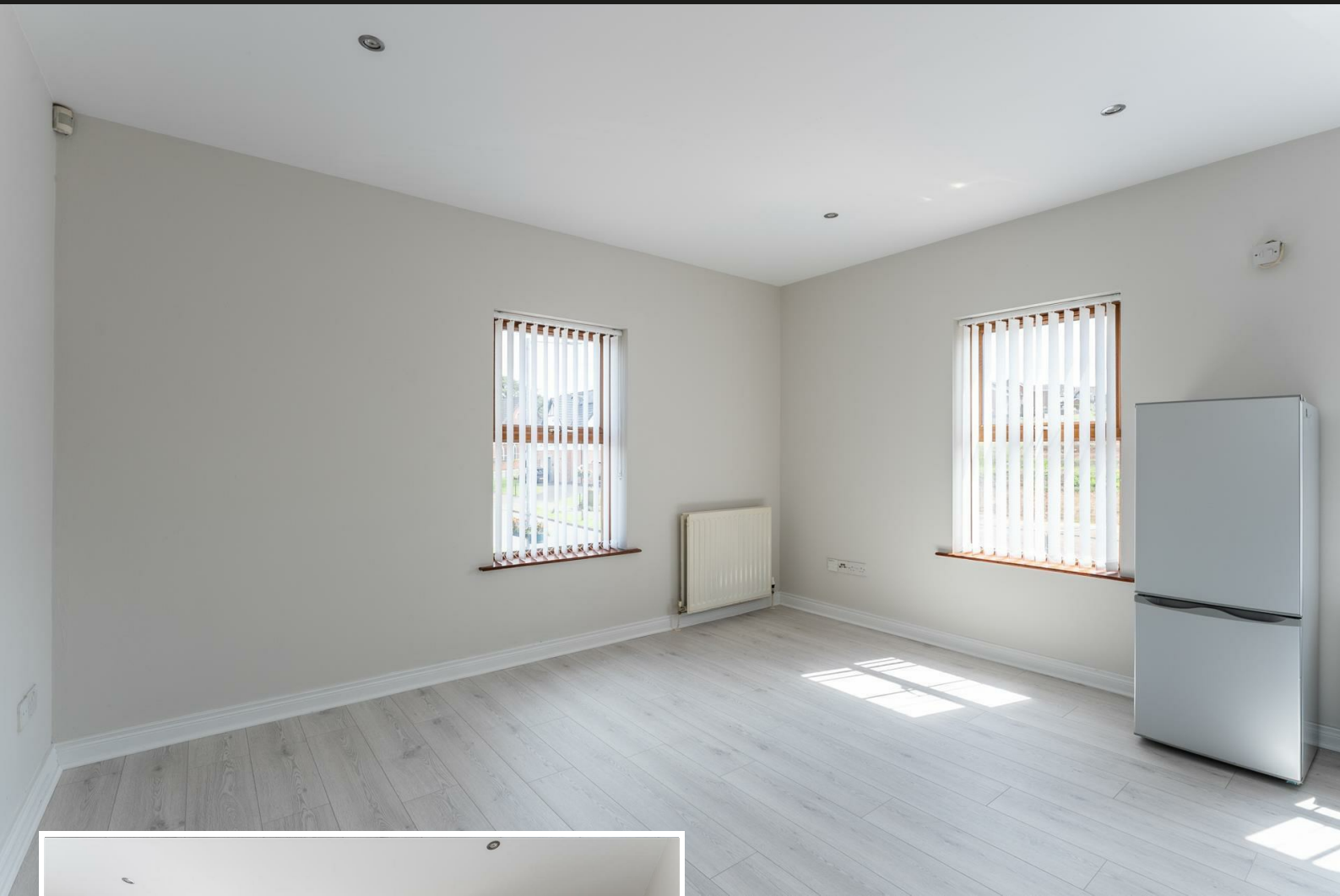
- Immaculately Presented, First Floor Apartment
- Lounge Through Dining Room
- Bathroom; White Three Piece Suite
- PVC Double Glazing
- Convenient Location
- One Bedroom
- Kitchen Recess; Modern Fitted Kitchen
- Gas Heating
- Allocated Parking Space
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system.

PRIVATE ENTRANCE PORCH

Wood laminate floor covering. Glass panelled door leading to:

ENTRANCE HALL

Wood laminate floor covering. Access to shelved store with gas fired central heating boiler. Access to private roof space area.

LIVING THROUGH DINING ROOM 16'6" x 13'8" (wps)

Dual aspect windows. Wood laminate floor covering.



KITCHEN RECESS 7'4" x 5'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Plumbed and space for washing machine. Integrated dishwasher. Splashback tiling to walls. Wood laminate floor covering.

BEDROOM 1 12'2" x 9'10"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower and glass shower screen over bath. Part tiled, part panelled walls. Tiled floor.

EXTERNAL

Private parking space.
Communal guest parking.

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.





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Immaculately presented, one bedroom, first floor apartment, conveniently situated off Mayfield High Street, Mallusk, Newtownabbey.

The property comprises communal entrance hall, private entrance porch, entrance hall, lounge through dining room with kitchen recess, modern fitted kitchen, one well proportioned bedroom, and bathroom, with white three piece suite.

Externally, the property enjoys an allocated parking space, and communal guest parking.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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