



6 Mayfield High Street, Newtownabbey, BT36 7WU

- First Floor Apartment
- Open Plan Kitchen / Living / Dining
- Gas Heating
- Elevated Rural Views
- Convenient Location
- Two Well-Proportioned Bedrooms
- Deluxe Bathroom
- PVC Double Glazing
- Allocated Parking To Rear
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to cloakroom. Access to separate, walk in, shelved store.



KITCHEN THROUGH LIVING / DINING 23'8" x 13'8" (plus recess)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with glass splashback and extractor hood over. Integrated oven. Space for American style fridge freezer. Integrated dishwasher. Space for wine fridge. Gas fired central heating boiler (housed within matching unit). Dual aspect windows. Elevated rural views. Wood laminate floor covering. Access to walk in larder unit.

BEDROOM 1 13'6" x 11'3"

Elevated rural views. Wood laminate floor covering.

BEDROOM 2 11'9" x 8'3"

Elevated rural views. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Allocated parking space to rear, in addition to 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, spacious, two bedroom, first floor apartment, located within the popular Mayfield area of Mallusk, Newtownabbey. The property comprises entrance hall, kitchen through living / dining room, two well-proportioned bedrooms, and deluxe bathroom. Externally, the property enjoys allocated parking and communal guest parking to rear. Other attributes include gas heating, PVC double glazing, elevated rural views and convenient location. 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	79	81
(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 	

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