COLIN GRAHAM RESIDENTIAL

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SALE AGREED

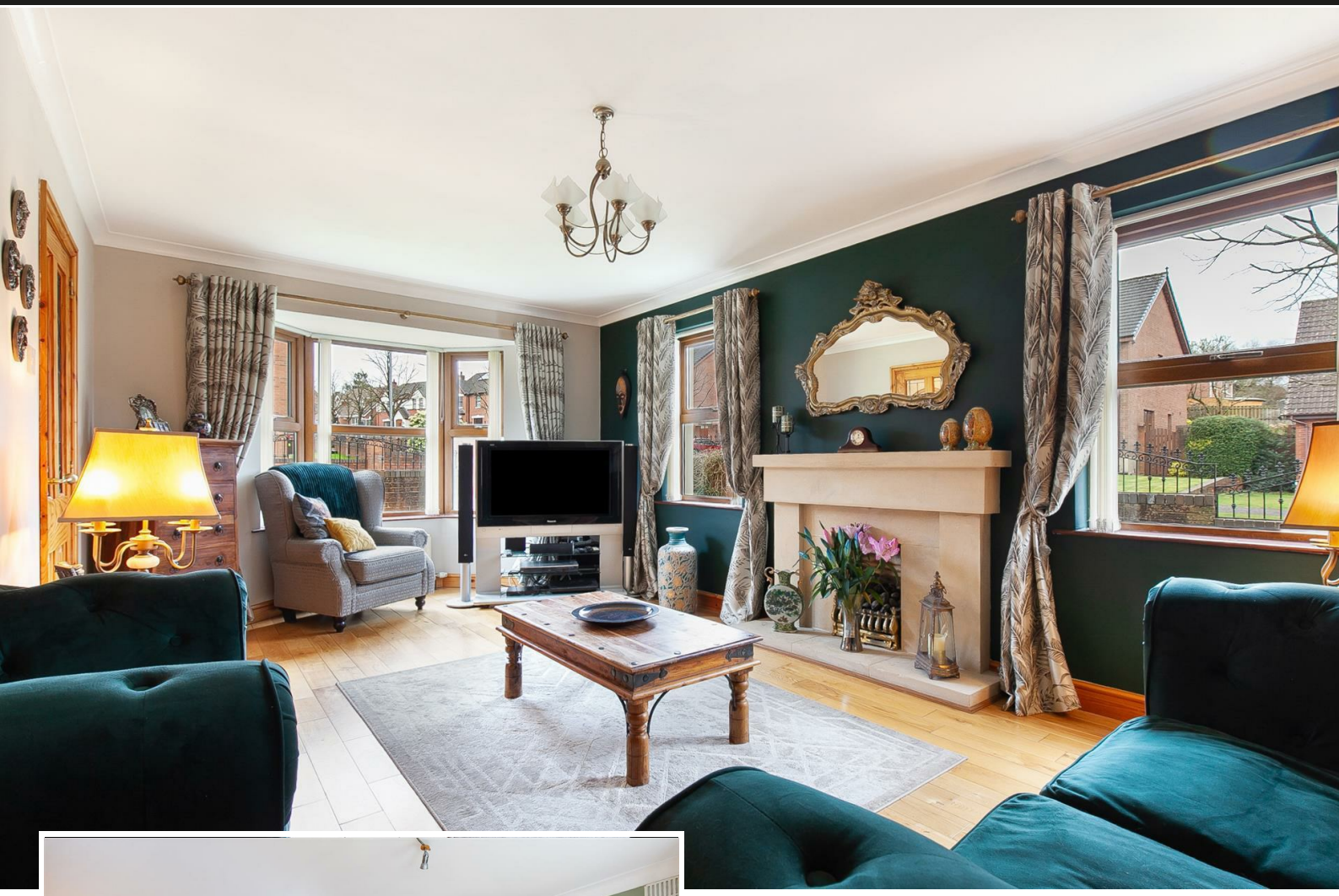
2 Mayfield Village, Newtownabbey, BT36 7WA

- Extended Semi-Detached Home
- Lounge; Gas Fire
- Conservatory
- Gas Heating; PVC Double Glazing
- Garage (converted to garden room and utility room)
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Fully Tiled Bathroom
- Private Driveway
- Gardens Front, Side and Rear

Offers Over £249,950

EPC Rating C

2 Mayfield Village, Newtownabbey, BT36 7WA



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen.

LOUNGE 21'1" x 13'1" (wps)

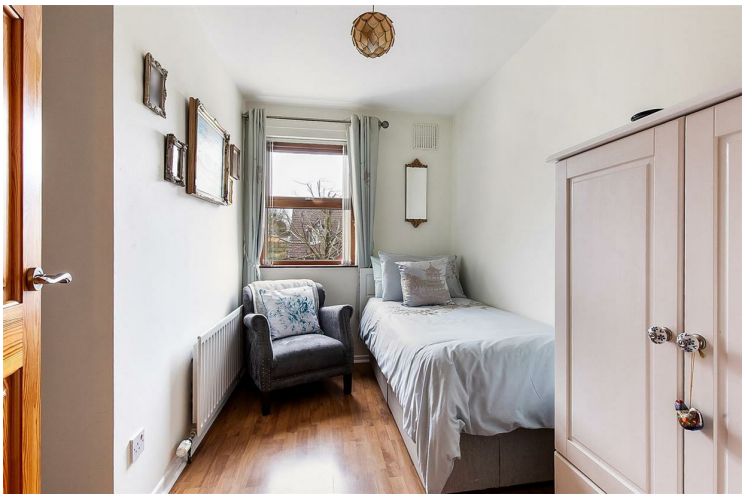
Dual aspect windows. Bay window to front elevation. Gas fire in sandstone fireplace with matching hearth and surround. Timber flooring. Access to under stairs store.

KITCHEN THROUGH DINING ROOM 18'7" x 11'5"

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 gas hob with extractor hood over. Integrated oven. Space for fridge freezer. Integrated dishwasher. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Dual aspect windows. PVC double glazed french door leading to:

[redacted]

[redacted]



CONSERVATORY 14'8" x 10'4"

PVC double glazed frame with matching french doors to rear garden. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'2" x 10'5" (wps)

Fitted wardrobes in mirror panelled sliding doors. Dual aspect windows. Wood laminate floor covering.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator.

BEDROOM 2 11'1" x 8'2"

Dual aspect windows. Wood laminate floor covering.

BEDROOM 3 9'10" x 9'1" (wps)

Wood laminate floor covering.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

EXTERNAL

Front and side gardens finished in lawn, brick paviour and range of plants, trees and shrubbery,
Tiled entrance porch.
External lighting.
Fully enclosed rear garden finished in brick paviour and timber decking.
Outside tap.
Private driveway finished in tarmac.

MATCHING GARAGE 19'0" x 9'1"

Currently partitioned to provide garden room and utility room.

GARDEN ROOM 11'10" x 9'1"

Power, light, wood laminate floor covering and PVC double glazed window.

UTILITY ROOM 9'6" x 6'9"

Range of fitted high and low level storage units with contrasting granite effect melamine work surface. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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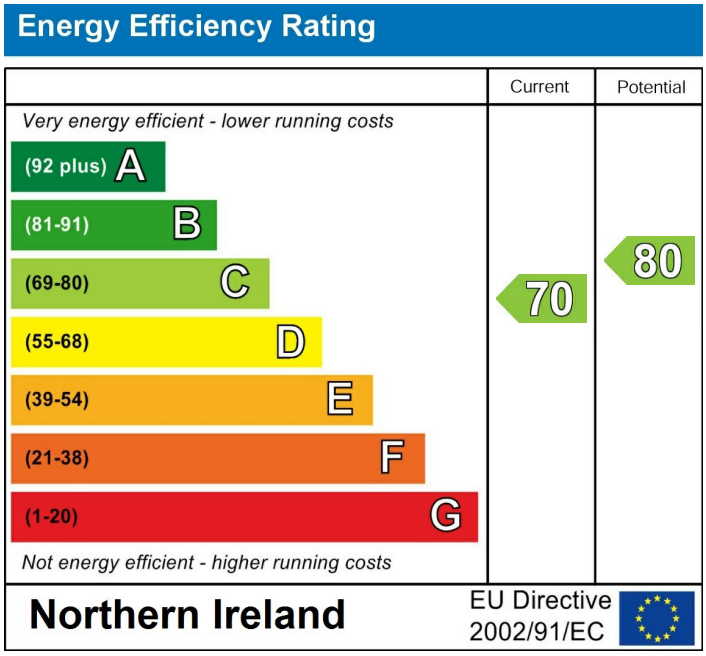
Immaculately presented, three bedroom, semi-detached home with conservatory and garage/garden room, situated within the popular Mayfield area of Mallusk, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, conservatory, three bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys private driveway, garage (converted into garden room and utility room), and gardens front, side and rear.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.



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