



62 Mayfield High Street, Newtownabbey, BT36 7WU

- Newly Constructed Family Home
- Four Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Energy Efficient, To Include Solar
- Lounge; Separate Study
- Sun Lounge
- Family Bathroom; Contemporary Sanitary Ware
- Private Driveway; Gardens Finished In Lawn and Paving

Offers Over £319,950

EPC Rating



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Stairwell to first floor.

FURNISHED CLOAKROOM

Ready for installation of two piece suite.

STUDY 7'4" x 6'7"

Dual aspect windows.

LOUNGE 16'4" x 13'0" (wps)

Dual aspect windows. Box bay window to front elevation. Ready for installation of wood burning stove.

KITCHEN THROUGH DINING ROOM 19'4" x 10'11" (wps)

Ready for installation of kitchen. Open through to:

SUN LOUNGE 13'2" x 10'1"

Dual aspect windows. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 8'9" x 6'7"

Ready for installation of storage units. Gas fired central heating boiler. Composite double glazed door to rear garden.



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FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 13'1" x 10'1"

EN SUITE SHOWER ROOM

Ready for for installation of three piece suite.

BEDROOM 2 12'0" x 9'4" (wps)

BEDROOM 3 9'1" x 8'9"

BEDROOM 4 13'0" x 7'6"

FAMILY BATHROOM

Ready for installation of four piece suite.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front and side gardens finished in lawn, with estate fencing to front boundary.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

External power points.

SPECIFICATION

Gas Heating.

Owned solar panels.

Chrome towel radiators to bathroom and en suite shower room.

Generous electrical spec. throughout.

Wood burning stove.

Choice of fitted kitchen and utility room finishes (from range on offer).

Integrated dishwasher, eye level oven, fridge/freezer and ceramic hob.

Quartz worktop and upstand in kitchen; Wood laminate worktop and upstand in utility room.

Choice of contemporary sanitary ware (from range on offer).

Choice of floor and wall tiling (from range on offer).

Floor tiling to entire ground floor (except lounge (carpet)), plus bathroom and en suite floors tiled.

Choice of carpet (from range on offer).

Carpet to lounge, stairs, landing and all bedrooms.

Full height wall tiling to bath and shower enclosures in bathroom and en suite shower room. Tiled splash back to wash hand basins.

Internal painting throughout.

Painted 4" skirting and 3" architrave throughout.

Painted internal doors.

10 year structural warranty.

Double glazed windows.

External Finishes

Charcoal 400x400 flags to paths and patio area.

Bitmac driveway.

Gardens finished in lawn.

1.8m high vertical boarded fence to sides and rear.

Metal estate fencing to front boundary.

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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Newly constructed, energy efficient, detached family home, conveniently situated off Mayfield High Street, Mallusk, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, study, kitchen through dining room, sun lounge, utility room, four first floor bedrooms, to include principal bedroom with en suite shower room, and separate, family bathroom.

The property will be finished to a generous turnkey specification throughout.

Externally, the property enjoys private driveway, finished in tarmac, and garden area to front, side and rear, finished in lawn and paved patio area.

Other attributes include gas heating, solar panels, PVC double glazing, and ten year build guarantee.

Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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