



68 Parkmount Road, Newtownabbey, BT36 4QQ

- End Terrace Property
- Lounge; Focal Point Electric Fire
- Deluxe Bathroom With Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Low Maintenance Gardens Front & Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens.
Glass panelled door leading to:

ENTRANCE HALL

Stairwell to first floor.

LOUNGE 15'8" x 12'2"

Focal point, decorative fireplace. Picture window to front elevation.



KITCHEN WITH INFORMAL DINING AREA 19'0" x 8'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, solid granite work top. Inlaid, stainless steel 1.5 bowl sink unit. Integrated ceramic hob with extractor hood over. Integrated double oven. Space for microwave oven. Plumbed and space for washing machine. Splashback tiling to walls. Glass fronted display cabinet. Built in wine rack. Access to under stairs store. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'4" x 10'7" (wps)

Built in wardrobe.

BEDROOM 2 12'4" x 8'11"

BEDROOM 3 9'3" x 7'6" (wps)

FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Curved glass shower screen over bath. Fully tiled walls. Chrome towel radiator.

EXTERNAL

Low maintenance front garden finished in decorative stone. PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden finished in paved patio and decorative stone.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

External lighting.

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, recently renovated, three bedroom, end terrace property situated within the conveniently located Parkmount development, Mallusk Road, Newtownabbey.

The property comprises entrance porch, entrance hall, lounge with focal point electric fire, kitchen with informal dining area, three well proportioned first floor bedrooms, and deluxe bathroom with white three piece suite.

Externally, the property enjoys communal parking area, and low maintenance gardens front and rear.

Other attributes include oil fired central heating and PVC double glazing.

Early viewing is 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		
(55-68) D		
(39-54) E	54	59
(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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