



## 3 Parkmount Court

Newtownabbey, BT36 4QG



Offers over £104,950





Nest Estate Agents are delighted to bring to market this three bed mid-terraced house in the Parkmount area, off the Mallusk Road in Newtownabbey.

Internally the property comprises of three bedrooms, spacious family lounge, kitchen area, and a family bathroom suite. Externally the property benefits from low maintenance front and rear paved garden.

This home is ideal for a first-time buyers and investors alike, or those thinking of downsizing.

The property is located close to many local amenities including shops, primary schools, parks and coffee shops. Conveniently located close to major transport links and within short commute to Belfast city centre. Other attributes include Oil fired central heating and uPVC throughout. Early viewing is recommended, contact Nest today on 02893438090 to arrange a viewing.

**PORCH** 5'1 x 6'9 (1.55m x 2.06m )

Tiled flooring. Hardwood external door with glazed inset. External outdoor double socket.

**LIVINGROOM** 15'11 x 13'8 (4.85m x 4.17m)

Wood effect laminate flooring.

**KITCHEN** 11'2 x 15'11 (3.40m x 4.85m)

Range of high and low level shaker style units, tile effect vinyl flooring. Plumbed for appliances. Integrated four ring electric hob and oven. Overhead stainless steel extractor fan. Contrasting formica worktops. Stainless steel sink unit with drainer and mixer tap. Subway tiled splashback .Breakfast bar with matching formica worktop.

**STORAGE** 5' x 5'2 (1.52m x 1.57m)

**STORAGE** 1'8 x 5' (0.51m x 1.52m)

**HALLWAY** 2'11 x 2'8 (0.89m x 0.81m )

**BEDROOM 1** 13'9 x 12'11 (4.19m x 3.94m)

Vinyl flooring. Built in wardrobe

**STORAGE** 4'8 x 1'9 (1.42m x 0.53m)

**BEDROOM 2** 11'4 x 12'11 (3.45m x 3.94m)

Wood effect laminate flooring. Built in storage.

**STORAGE** 4'8 x 1'9 (1.42m x 0.53m)

**BEDROOM 3** 10'9 x 6'9 (3.28m x 2.06m)

Vinyl flooring

**BATHROOM** 4'10 x 8'3 (1.47m x 2.51m)

Family bathroom suite comprising of panelled bath with overhead electric shower unit, additional handheld chrome shower head. Low flush w/c. Chrome towel radiator. Modern vanity unit with chrome mixer tap.

**LANDING** 8'9 x 2'9 (2.67m x 0.84m)

**OUTSIDE**

Low maintenance front and rear gardens finished in paving. Fully enclosed rear garden, boiler house. uPVC oil tank. Surrounding wooden privacy fence. Outside tap. Outside light.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		72			
		62			
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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