



18 Parkmount Road

Mallusk, Newtownabbey, BT36 4QQ

Ground Floor Maisonette.
One Bedroom. One Reception Room.
Gas-Fired Central Heating.
Excellent Investment Opportunity.

A Barton Company is happy to present, FOR SALE, this one-bedroom, ground-floor, maisonette apartment, in the convenient and quiet Parkmount estate in the village of Mallusk. With its own entrance, all on the one level, and with all the necessary amenities; this apartment is ideal for an older couple looking for easy, maintenance free living, or as a canny investment. Register your interest for a viewing today!

For Sale

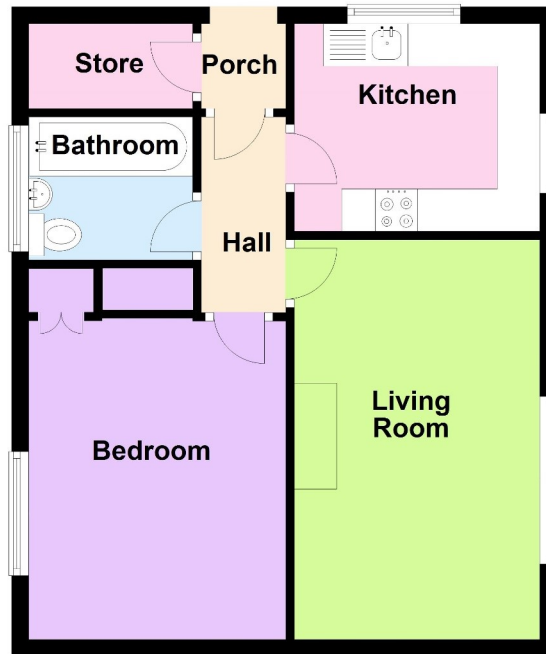
Offers Over £55,000

Viewing by appointment only through agents.

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Ground Floor



- One Bedroom, Ground Floor Maisonette.
- Gas-Fired Central Heating.
- Separate Fitted Kitchen.
- Fitted Bathroom.
- uPVC framed, double glazed windows.
- uPVC, glazed, exterior door.
- Two external storage cloak rooms.
- Electric fire alarms.
- Communal bin store and drying area.
- Surrounding Communal Gardens.
- Ample on and off-street parking.
- Ideal investment, with expected rental yield of >10%.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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Accommodation Comprises:

Ground Floor

Entrance Porch

Covered porch with access to two full size storage cloakrooms. uPVC glazed external door.

Entrance Hall

Wooden laminate flooring. Hot-press. Storage cupboard. Pendant light. Double radiator.

Kitchen

2.90 x 2.43m (9'6" x 8'0")

A fitted "oak" kitchen suite comprising floor and eye-level units and contrasting Formica worksurfaces. Larder cupboard. Stainless steel sink and drainer with matching mixer taps. Space for electric cooker, washing machine and fridge. Tiled splashbacks. Strip tube lighting. Vinyl flooring. Gas-boiler.



Bathroom

White, three-piece bathroom suite comprising: Bath, with mixer taps and shower attachment, Pedestal Wash Hand Basin and Low-Flush, W.C. Vinyl flooring. Part tiled walls. Centre light. Single radiator.



Living Room

4.71 x 2.92m (15'5" x 9'7")

Wooden laminate flooring. Centre light. Feature Electric fireplace with tiled hearth and wooden mantelpiece and surround. Large uPVC framed double glazed window with uPVC lower panel. Double radiator.



Bedroom

3.74 x 3.03m (12'3" x 9'11")

Wooden laminate flooring. Centre light. Single radiator. Built-in wardrobes.

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easy as...

Make it as Easy As ABC

Moving home is considered to be one of the most stressful things you do during your lifetime. Selling, buying and moving can put strain on both your family and your finances.

Our aim at A Barton Company is to guide you through this process and insure that any problems you may encounter with the sale or purchase of your property are promptly and competently dealt with.

From the first day we opened in 1978, we have tried to keep things simple for our customers; combining local, expert knowledge with a friendly, efficient and first-class service.

Full Sales Package for only 1% commission*



* Inclusive of VAT. Minimum £900 fee. See our website (www.abartoncompany.co.uk) for the full terms and conditions for this and other great offers and services.