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## **Ballytober Cottage, 51 Mullaghsandall Road, Larne**

### **Starting Bid: £199,950.00**



For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Occupying a stunning tranquil rural setting and affording uninterrupted views to the surrounding countryside, this is a superb opportunity for one to acquire this attractive detached bungalow complete with circa four acres grazing land.

Presented and decorated to an exceptionally high standard throughout, the property offers good, living accommodation, which comprises of a bright entrance porch/sun lounge, lounge, newly fitted kitchen with integrated appliances, two bedrooms and bathroom with white suite.

Externally, the property is bounded by a stream, and benefits from a private yard, small paddock and twin driveways.

A credit to its present owners, this delightful property comes highly recommended

#### **Features**

Attractive Detached Bungalow  
Oil Fired Central Heating  
Newly Installed Upvc Double Glazing  
Entrance Porch / Sun Lounge  
Lounge With Feature Fireplace  
Newly Fitted Kitchen - With Integrated Appliances  
Two Bedrooms  
White Bathroom Suite  
Garage With Spacious Driveway And Further Paved Driveway  
Private Yard And Small Paddock  
C. Four Acres Of Grazing Land  
Uninterrupted Rural Views  
Approximately 6 miles from Larne Town Centre  
Excellent Standard Of Finish Throughout  
Tenure: Freehold  
Rates: £1100

#### Room Details

##### ENTRANCE PORCH/SUN LOUNGE:

Enjoys views to the surrounding countryside.

##### ENTRANCE HALL:

##### LOUNGE:

Feature fireplace with open fire. Laminate wood flooring.

##### KITCHEN:

Newly installed fitted kitchen incorporating hob, oven and extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine.

##### BEDROOM (1):

##### BEDROOM (2):

##### BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath.

##### GARAGE:GARDENS/GROUNDS:

Spacious driveway with ample parking.

Further paved driveway.

Very private yard area.

Small paddock

c. 4acres of grazing land.

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd. or [iamsold](http://iamsold.com), [www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the

property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

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 or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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