Brian A Todd & Co Ltd
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26 The Roddens, Larne

Starting Bid: £99,950.00







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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.
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CONTEMPORARY STYLE END TOWN HOUSE
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
SPACIOUS THROUGH LOUNGE/DINING ROOM - LAMINATE WOOD FLOORING
MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
THREE BEDROOMS
BATHROOM - WHITE SUITE
GARAGE WITH UPPER FLOOR STORAGE/OFFICE AREA
FRONT GARDEN IN LAWN
REAR GARDEN IN LAWN WITH FEATURE PATIO AREA
MUCH SOUGHT AFTER RESIDENTIAL LOCATION
WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND ALL LOCAL AMENITIES
CASH BUYERS ONLY

This well presented, contemporary end town house offers comfortable and versatile family accommodation in a highly desirable residential setting, within walking distance of the town centre and all local amenities.
The property benefits from gas fired central heating and UPVC double glazing throughout, ensuring warmth and efficiency year round.
The spacious through lounge/dining room is finished with attractive laminate wood flooring and provides an ideal space for both relaxing and entertaining. The modern fitted kitchen is equipped with integrated appliances, combining style with practicality.
Upstairs there are three bedrooms, served by a bathroom fitted with a white suite.
Outside, the front garden is laid to lawn, while the rear garden is also lawned and features a patio area, perfect for outdoor dining and summer gatherings. The property also includes a garage with an upper floor storage/office area, offering flexibility for those needing extra storage or a home working space.
Combining a convenient location with well maintained accommodation, this home will appeal to a wide range of buyers and early viewing is highly recommended.
Please note: this property is available to cash buyers only.

Ground Floor;

ENTRANCE PORCH:
ENTRANCE HALL:
LOUNGE:
A lovely bright family room, with feature bay window and laminate wood flooring. Open plan through to:-
DINING ROOM:
Laminate wood flooring.
KITCHEN:
Modern range of fitted upper and lower level units. Integrated electric hob, oven, extractor fan and fridge/freezer. Plumbed for automatic washing machine. Laminate wood flooring.

First Floor
BATHROOM:
White suite incorporating W.C., wash hand basin and panelled bath with electric shower and screen. Tiling.
BEDROOM (1):
A lovely bright spacious room.
BEDROOM (2):
BEDROOM (3):
Outside
GARAGE:
An excellent garage with above office space.
GARDENS:
Front garden in lawn.
Rear garden in lawn with feature patio.
Access to rear for services.

Virtual tour:
https://tour.giraffe360.com/2bb5d9a3b412416a89c636b30cd30f9c

To view or make a bid contact Brian A Todd & Co Ltd or iamsold, 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.