Brian A Todd & Co Ltd
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8 Sallagh Park South, Larne

Starting Bid: £74,950.00







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, which will still be subject to auction fees, so please register your interest with us to avoid disappointment.

Beautifully refreshed and offered with no onward chain, this delightful two bedroom ground floor apartment occupies a desirable residential setting, just a short stroll from the town centre and every local amenity you could need.

Recently upgraded, the home is warm and inviting, with oil fired central heating and UPVC double glazing ensuring year round comfort.

The generous lounge is a bright, well proportioned retreat, finished with laminate wood flooring and ideal for relaxing or entertaining. The stylish kitchen is thoughtfully fitted with an excellent range of upper and lower units, offering good storage and worktop space for everyday cooking and family meals.

Two comfortable bedrooms, each with attractive laminate wood flooring, provide flexible

space for restful nights, guests or a home office. The contemporary shower room is complete with a modern white suite.

Step outside to enjoy lawned gardens at both the front and rear. Convenient off street parking at the front adds to the everyday ease of living here.

Combining fresh, modern upgrades, private gardens, parking and a superb location, this lovely home is perfectly suited to first time buyers, those looking to downsize, and investors alike. Early viewing is highly recommended to avoid disappointment and is strictly by appointment only through Agents.

Features:

•GROUND FLOOR APARTMENT
•OIL FIRED CENTRAL HEATING
•UPVC DOUBLE GLAZING
•LOUNGE - LAMINATE WOOD FLOORING
•RANGE OF FITTED UPPER AND LOWER LEVEL KITCHEN UNITS
•TWO BEDROOMS - LAMINATE WOOD FLOORING
•SHOWER ROOM - MODERN WHITE SUITE
•FRONT AND REAR GARDENS IN LAWN
•OFF STREET PARKING TO THE FRONT
•RECENTLY UPGRADED
•MUCH SOUGHT AFTER RESIDENTIAL LOCATION
•WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND ALL LOCAL AMENITIES
•CHAIN FREE

Room Details:

•ENTRANCE HALL:
•LOUNGE:
A bright reception room, with laminate wood flooring.
•KITCHEN WITH BREAKFAST AREA :
A range of fitted upper and lower level units. Integrated canopy atyle extractor fan. Space for cooker. Single drainer Stainless steel sink unit. Floor tiling.
•BEDROOM (1):
Built in wardrobe. Laminate wood flooring.
•BEDROOM (2):
Laminate wood flooring.
•SHOWER ROOM:
Modern white suite incorporating push button W.C., vanity wash hand basin and separate corner shower cubicle. Towel radiator.
•GARDENS
Rear garden in lawn with store. Front garden in lawn with off street parking.

3DTour: https://tour.giraffe360.com/cdb0400b344e4ebebd10fbed18a78a28

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.