McLernon Estate Agents
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11 Illanmean Road, Cornavarrow

Starting Bid: £170,000.00







For sale by McLernon Estate Agents 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

This charming property offers a unique opportunity to purchase a home that can only be described as quaint and tranquil. It has been lovingly cared for with a new boiler fitted within the last few months and is bursting with charm and character. Pleasantly situated in the periphery of Drumquin, the property enjoys all the attributes of rural living. Externally the property is on a pleasant well-tended site, with mature gardens to front and rear.

Accomodation Comprises

Entrance Hall: 1.7m x 1.21m
PVC door
Tile flooring

Sitting Room: 5.48m x 3.96m
Ornate cast iron fireplace with back boiler

Mahogany overmantle
Carpet flooring

Kitchen/Dining: 5.48m x 3.96m
Cherry wood kitchen with high & low level units
Tile flooring
Ceiling beams

Rear Hall: 2.13m x 1.52m
PVC door
Tile flooring

FF:
Stairs & landing with carpet flooring

Bedroom 1: 3.35m x 3.96m
Carpet flooring

Bedroom 2: 3.04m x 2.74m
Laminate flooring

Bedroom 3: 3.04m x 2.43
Laminate flooring

Bathroom: 3.96m x 1.82m
Four piece antique style white suite
Electric shower
Half-tiled walls
Vinyl flooring

Outside:
Gardens to front & rear
Patio area
Tarmac Driveway
Garden Shed

Heatinh: Dual (Solid & Oil)
EPC Rating: E39/B81

To view or make a bid contact McLernon Estate Agents 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.