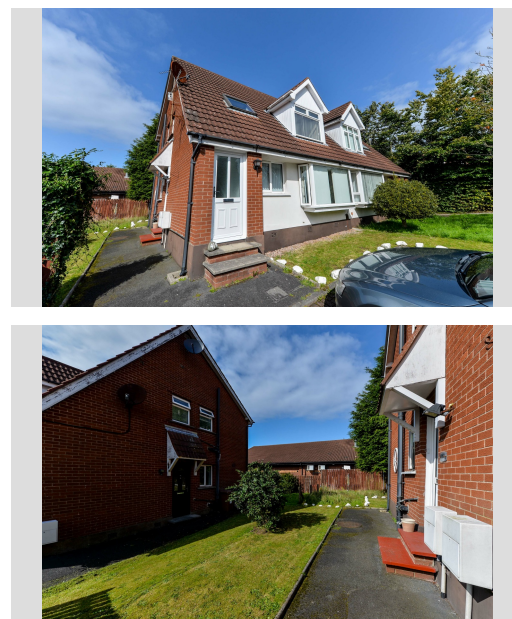


**Reeds Rains Estate Agents & Letting Agents**  
**Somerset House**  
**240-242 Ormeau Road**  
**Belfast**  
**BT7 2FZ**  
**t: 02890 680420**  
**email: belfast@reedsrains.co.uk**

## **41b Carnbrae Park, Belfast**

### **Starting Bid: £115,000.00**



For sale by Reeds Rains Estate Agents, Ormeau 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.

**\*\*CASH BUYERS ONLY\*\***

We are delighted to bring to market this beautifully presented 2 bed first floor apartment in the ever popular area of Four Winds.

The apartment boasts modern accommodation throughout, to include, a bright and spacious lounge, a modern kitchen, two well appointed bedrooms and a contemporary shower room with white suite.

The property further benefits from a gas fired central heating system and PVC double glazing throughout. Outside the property, there is a communal car parking space to the front and a private garden to the rear.

Metro bus services can be found on Newton Park which is only a few minute's walk away,

along with the local shops and the Four Winds Bar & Restaurant.

Early viewing is highly recommended.

Featured:

Excellent First Floor Apartment

Spacious Lounge

Two Well Appointed Bedrooms

Modern Kitchen

Contemporary Shower Room

Off Street Car Parking

Private Rear Garden

Gas Fired Central Heating & PVC Double Glazing

Sought After Location

Tenure: Leasehold

Rates: £720.00

EPC: C - 76/76

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Ormeau or [iamsold NI](http://iamsoldni.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](http://iamsold.com).

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](http://iamsold.com) 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 firm's 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. IAM Sold 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.

## GROUND FLOOR

### Entrance Hall

Entrance hall with PVC front door with stairs leading to first floor.

## FIRST FLOOR

### Living Room

14'9 x 10'8

Bright living room with hard wood flooring, electric fire with surround and outlook to front.

### Kitchen

10'6 x 6'

Modern kitchen with an excellent range of units, built in storage cupboard, single drainer with mixer taps, space for electric hob, oven and fridge freezer. The kitchen has been finished with vinyl flooring and partially tiled walls, and is also plumbed for a washing machine.

### Bedroom One

11'6 x 11'3

Spacious double bedroom with carpet flooring outlook to rear.

### Bedroom Two

9'2 x 6'3

Good sized bedroom with carpet flooring and velux window with outlook to front.

### Shower Room

6'1 x 6'

Modern shower room with white suite, to include shower cubicle with thermo-controlled shower, low flush wc, and wash hand basin with antique style taps. The bathroom has been finished with vinyl flooring and partially tiled walls.

## OUTSIDE

Outside the property offers communal parking to the front and a private garden to the rear.