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## **1 Mount Pleasant Drive, Jordanstown**

### **Starting Bid: £264,950.00**



For sale by Forsythe Residential 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 [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Forsythe Residential are delighted to present to market, this chain-free, detached bungalow in a desirable part of Jordanstown. Situated on a prime corner site, this home is a generous size. Although modernisation is required throughout, it has an abundance of good features and would make an excellent home to downsize to. It benefits from various nearby amenities, including those of the neighbouring Whiteabbey Village. There are great bus and rail options available and the M5 motorway onslip is only 5-min away by car.

Internally, it comprises of hallway through to living room, additional lounge/dining room, open plan kitchen/dining room, toilet/utility space, four well proportioned bedrooms, and modern bathroom. Externally there is a tarmac driveway for parking, and generous gardens surrounding the property - finished in lawn with hedging for ultimate privacy. Further desirable attributes include an integrated garage and uPVC windows and doors with double glazing.

## Additional Information

Chain-free property!

Large detached bungalow in a desirable part of Jordanstown

Prime corner site with hedging for privacy

Four well proportioned bedrooms (three large double rooms)

Two reception rooms + open plan kitchen/dining room

Utility space plumbed for washing machine + toilet

Generous gardens surrounding the property

Integrated garage for storage (potential for conversion with permission)

Tarmac driveway for parking multiple vehicles

Modernisation required - ideal for someone down-sizing

Hallway - 7`5` x 22`2`

Living Room - 18`8` x 11`11`

Dining Room - 17`1` x 10`9`

Garage - 18`8` x 10`2`

Kitchen - 12`10` x 18`11`

Rear Hall - 5`2` x 3`4`

Toilet - 7`4` x 6`10`

Bedroom 1- 13`7` x 10`10`

Bedroom 2 - 12`2` x 12`4`

Bedroom 3 - 11`8` x 10`10`

Bedroom 4- 6`10` x 10`9`

Bathroom - 8`2` x 5`3` - modern three piece suite including walk-in shower, chrome heated towel rail.

EPC 33F / 72C

Total floor area - 131 square metres

TO VIEW OR MAKE A BID Contact Forsythe Residential or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## 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 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. 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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