

Carolyn Edgar Homes
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14 Cloughey Road, Portavogie

Starting Bid: £165,000.00



For sale by Carolyn Edgar Homes 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 and deceptively spacious extended two-bedroom cottage dating back to the mid-1800s is full of character and charm and soon as you walk through the door and with extensive rear gardens with sea view will appeal to a wide variety of purchasers due to its quirky interior and convenient location.

Set in a prime location the property is within walking distance to the beautiful shoreline and beaches of Portavogie providing plenty of opportunities to enjoy the great outdoors or just take it easy with a gentle stroll along the coastline.

Internally the property is set over two floors, the ground floor comprising of bright dual aspect lounge with feature inglenook fireplace with wood burning stove, cozy second reception /family room and fabulous extended well equipped open plan kitchen with centre island ,overlooking the extensive sunny rear gardens with French doors out to paved sun terrace.

The ground floor also benefits from modern downstairs bathroom an handy utility room. On the second floor are two bedrooms and modern newly installed bathroom.

The property has private enclosed gardens to the front with driveway to the side providing ample gated car parking and extensive sunny gardens to the rear with mature shrubs and trees and summer house/work shop with raised deck with great views over the garden and sea ...just perfect for a morning coffee or evening drinks.

Additional Information

Charming and Spacious Extended Cottage Dating Back to Mid 1800s

Minutes' Walk to Shoreline

Two Well Proportioned Bedrooms

Dual Aspect Lounge with Wood Burning Stove

Snug/Second Reception

Large Extended Open Plan Kitchen With Centre Island and French Doors to Sun Terrace

Utility Room

Downstairs Bathroom

Recently Installed Shower room on First Floor

Private Gardens to Front with Driveway to Side

Rates £1,287.63 pa

Energy Rating D65/D68

TO VIEW OR VIEW MAKE A BID CONTACT Carolyn Edgar Homes 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

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