

**Colin Graham Residential**  
**Colin Graham Residential**  
**319 Antrim Road**  
**NEWTOWNABBEY**  
**BT36 5DY**  
**t: 02890 832832**

**email: [office@colingrahamresidential.com](mailto:office@colingrahamresidential.com)**

## **Hazelwood Cottage, 48 Antrim Road, Newtownabbey**

### **Starting Bid: £210,000.00**



For sale by Colin Graham 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 [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Charming, 3 bed detached cottage occupying a private, mature, woodland site in the Bellevue area of Antrim Road, Newtownabbey.

Dating back to 1906, the home has been lovingly refurbished recently, with highlights including the handcrafted, in-frame kitchen, deluxe bathroom, and range of bespoke timber finishes throughout.

Accommodation comprises entrance hall, lounge with open fire in cast iron fireplace, kitchen through dining room, three bedrooms, to include principal bedroom with walk in wardrobe, and deluxe bathroom with solid brass fittings.

Externally, the home enjoys a private double driveway finished in asphalt, and garden areas to front, side and rear, with a wide array of mature plants, trees and shrubbery. Other attributes include oil fired central heating (with column radiators throughout), additional

insulation to many of the internal walls and ceilings, timber double glazing, electric car charging point and convenient location.

Early viewing highly recommended to avoid disappointment.

#### Features

Charming Detached Cottage

Three Bedrooms

Lounge With Open Fire

Kitchen Through Dining Room

Handcrafted In-Frame Kitchen

Deluxe Bathroom

Principal Bedroom With Walk In Wardrobe

Range Of Bespoke Timber Finishes Throughout

Oil Heating; Double Glazing

Private, Mature Site

Energy Rating F34/D55

#### Room Measurements

##### ENTRANCE HALL

Hardwood, glass panelled, front door. Chinese slate flooring. Glass panelled doors to lounge and kitchen. Column radiators throughout, to include solid brass valve fittings.

##### LOUNGE

3.56m x 2.54m (11' 8" x 8' 4")

Open fire in cast iron fireplace with tiled inset and slate tiled hearth. Timber panelling to walls. Chinese slate floor.

##### KITCHEN THROUGH DINING ROOM

5.68m x 4.03m (18' 8" x 13' 3")

Bespoke, handcrafted, oak, in-frame kitchen with pine panelled doors and complimentary oak work surface. Fitted, high level, glass fronted display cabinets. Ceramic Belfast sink with solid brass tap. Cooker point. Space for integrated fridge. Space and plumbed for integrated washing machine. Splash back tiling to walls. Timber panelling to walls. Engineered timber flooring. Stairwell to first floor. Access to shelved, under stairs store, with space for freezer. Glass panelled French doors to bedroom 3. Hardwood external door to rear, with stained glass detailing and matching double glazed side screen.

##### BEDROOM 3

2.66m x 2.04m (8' 9" x 6' 8")

Dual aspect windows. Timber panelling to walls. Chinese slate floor.

##### FIRST FLOOR

##### LANDING

Timber panelling to walls. Access to under eaves storage from half landing. Access to shelved store with space for tumble dryer.

##### BEDROOM 1

3.14m x 2.41m (10' 4" x 7' 11")

Timber panelling to walls.

#### WALK IN WARDROBE

2.35m x 1.57m (7' 9" x 5' 2")

Range of fitted hanging, shelving and storage space.

#### BEDROOM 2

4.17m x 2.26m (13' 8" x 7' 5")

Fitted bunk beds, shelving and storage. Timber panelling to walls.

#### DELUXE BATHROOM

White, three piece suite comprising panelled bath, sink basin and WC all with solid brass fittings. Thermostat controlled mains shower with drench shower head and glass shower screen over bath. Part tiled / part timber panelled walls. Timber floor.

#### EXTERNAL

Private, double driveway area.

Gardens front, side and rear, finished in wide array of mature plants, trees and shrubbery.

Paved patio areas.

Electric car charging point.

External lighting.

Boiler house with oil fired, combi central heating boiler (fitted new - 2020).

Outside tap.

TO VIEW OR MAKE A BID Contact Colin Graham Residential or [iamsold](http://iamsold.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 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.