

McMillan McClure Estate Agents
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67 Millbay Road, Islandmagee

Starting Bid: £84,950.00



For sale by McMillan McClure 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.

Nestled within the picturesque peninsula of Islandmagee, ideally positioned between the coastal towns of Larne and Whitehead, this quaint one-bedroom mid-terrace cottage offers a truly unique opportunity to acquire a charming retreat close to the sea.

Full of character and timeless appeal, the property exudes warmth and individuality, making it an ideal choice for those seeking a peaceful holiday home or a potential holiday let (subject to the necessary consents). Its inviting atmosphere and distinctive features create a cosy haven, perfect for relaxing escapes from the hustle and bustle of everyday life.

Located approximately three miles from the stunning Brown's Bay Beach, the cottage benefits from easy access to beautiful coastal walks and scenic surroundings, enhancing its appeal as a tranquil getaway. Combining charm, location, and potential, this property presents a rare opportunity to own a character-filled home in one of Northern Ireland's most

sought-after coastal settings.

Key Points

Mid terrace cottage in semi rural location
One bedroom with built in robe
Lounge with floor tiling and brick fireplace
Open plan oak fitted kitchen with built in oven and hob
First floor shower room
Double glazing in uPVC frames
Close proximity to Browns Bay
Ideal holiday home
Energy Rating D61
Total floor area 39 sq. m.

GROUND FLOOR ENTRANCE

uPVC stable door

LOUNGE/ KITCHEN

5.18 x 3.66 (17'0" x 12'0")

Including staircase, brick fireplace. Range of high and low level oak units, granite worksurfaces, Belfast sink unit, extractor fan and canopy, wall tiling, ceramic tiled flooring, downlighters

FIRST FLOOR LANDING

Polished floorboards

BEDROOM (1)

3.66 x 2.46 (12'0" x 8'1")

Including built in robe

SHOWER ROOM

Glazed shower cubicle with thermostatic controlled shower with electric water feed, pedestal wash hand basin, low flush W/C, laminate wood flooring, wall tiling

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents or [iamsold](http://iamsold.com),
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 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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