

**Brian A Todd & Co Ltd**  
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## **20 Cairngorm Walk, Larne**

**Starting Bid: £79,950.00**



For sale by Brian A Todd & Co Ltd 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.

This well presented 3 bed mid-townhouse offers an excellent investment opportunity, coming complete with a long-term sitting tenant.

Located in a popular residential area of Larne, the property is finished to a high standard with tasteful décor throughout.

The accommodation comprises of a bright and comfortable lounge, a modern fitted kitchen with integrated appliances, and a casual dining area ideal for everyday living. The first floor offers three bedrooms and a contemporary bathroom fitted with a modern white suite. Externally, the property benefits from an enclosed rear garden with a useful store and access beyond. To the front, there is a low maintenance garden finished in decorative pebbles.

This attractive property represents a ready made investment in a popular location.

Viewing is highly recommended and is strictly by appointment through the selling agents.

Mid town house  
Oil fired central heating  
Upvc double glazing  
Lounge - with laminate wood flooring  
Modern fitted kitchen - integrated appliances  
Casual dining area  
Three bedrooms  
Modern white bathroom suite  
Enclosed rear garden with store  
Access beyond  
Low maintenance front garden  
Being sold with tenant  
Well presented and decorated throughout  
Popular residential location  
EPC Rating F35/D63

Rooms  
ENTRANCE HALL

LOUNGE  
A well presented family room, with wood flooring.

KITCHEN/CASUAL DINING AREA  
Modern fitted kitchen incorporating integrated electric hob, oven and extractor fan.  
Stainless steel sink unit. Plumbed for automatic washing machine. Casual dining area.

BATHROOM  
Modern white suite incorporating push button W.C., vanity wash hand basin and panelled bath with shower and screen.

BEDROOM x3

GARDENS  
Low maintenance front garden. Enclosed rear garden with store and access beyond.

3D Tour - Copy and Paste the below link  
<https://tour.giraffe360.com/895740002b7644239090885bdbd54937>

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd or iamsold, [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.

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.

#### **ENTRANCE HALL**

#### **LOUNGE**

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#### **KITCHEN/CASUAL DINING AREA**

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#### **BEDROOM x3**

## GARDENS

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