



**Brian
Todd**
.co.uk

10 The Roddens, Larne, BT40 1QT

Guide Price £99,950

FEATURES

- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **THREE BEDROOMS**
- **MODERN WHITE BATHROOM SUITE**
- **GARAGE TO REAR - USED AS AN ENTERTAINMENTS ROOM**
- **HIGH SPECIFICATION THROUGHOUT**
- **MUCH SOUGHT AFTER LOCATION**

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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment. Within walking distance to the Town Centre and close to all local amenities, this superbly finished traditional style dwelling is most definitely a credit to its present owners. Presented and decorated to an exact standard of finish throughout, this beautiful family home, offers bright and airy living accommodation, which comprises of a lounge, dining room, modern fitted kitchen with integrated appliances, three bedrooms and modern white bathroom suite. Externally, the property, to the front, has a garden in decorative pebbles, whilst to the rear, has an enclosed yard, feature decking area, which leads onto a garage, which is presently used as an entertainments room. This impeccably well finished property is a must for viewing, which is strictly by appointment only through Agents. Auctioneers 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, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00. In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale 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.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Laminate wood flooring.

LOUNGE: 12' 6" x 11' 9" (3.81m x 3.58m)

An impressive room, with bay window and laminate wood flooring.

DINING ROOM: 11' 9" x 10' 6" (3.58m x 3.2m)

Laminate wood flooring.

KITCHEN: 10' 3" x 9' 0" (3.12m x 2.74m)

Modern range of fitted upper and lower level kitchen units.

Integrated electric hob, "eye" level double oven and extractor fan. One and half bowled sink unit. Plumbed for automatic washing machine. Splash back tiling.

First Floor

BATHROOM: 8' 9" x 4' 3" (2.67m x 1.3m)

White suite incorporating push button W.C., pedestal wash hand basin and panelled bath with shower attachment. PVC walls. Heated towel radiator.

BEDROOM (1): 15' 9" x 11' 6" (4.8m x 3.51m)

BEDROOM (2): 9' 9" x 9' 9" (2.97m x 2.97m)

BEDROOM (3): 6' 9" x 5' 6" (2.06m x 1.68m)

Outside

GARAGE: 16' 9" x 11' 6" (5.11m x 3.51m)

Currently used as an entertainments room.

GARDENS:

Enclosed yard.

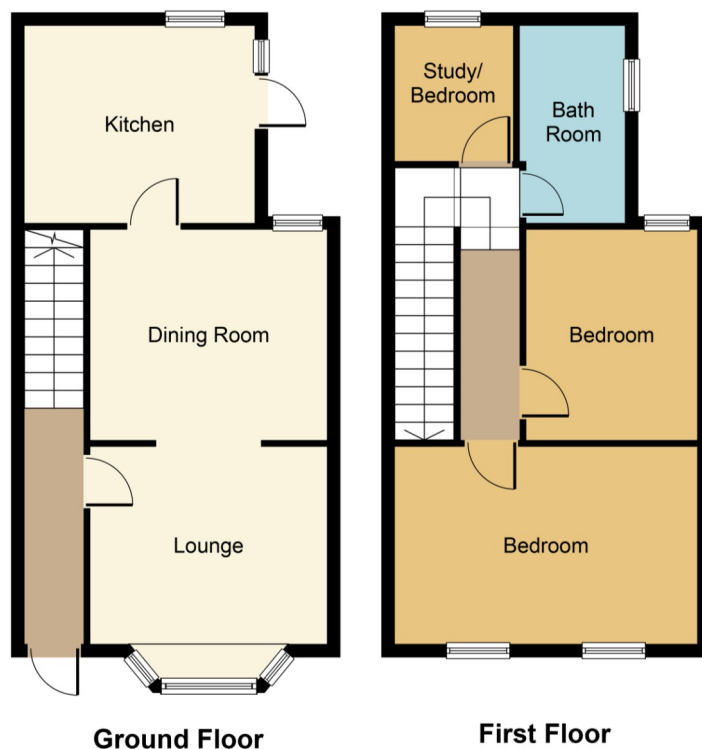
Rear garden with feature decking.

Outside W.C.

Front garden.



A simply stunning property, beautifully presented throughout -with a little hidden extra!



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	55	66
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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