



**Brian
Todd**
co.uk

2 Woodvale, Glynn Road, Larne, BT40 3AZ

Guide Price £99,950

FEATURES

- **RECENTLY REFURBISHED SEMI DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING - NEWLY FITTED RADIATORS**
- **UPVC DOUBLE GLAZING**
- **NEWLY FITTED CONSUMER UNIT AND SUBSTANTIALLY REWIRED**
- **NEWLY CARPETED AND PAINTED THROUGHOUT**
- **SPACIOUS LOUNGE WITH MULTI FUEL STOVE**
- **NEWLY INSTALLED FITTED KITCHEN - INTEGRATED APPLIANCES**
- **THREE BEDROOMS**
- **NEWLY INSTALLED SHOWER ROOM**
- **FRONT AND REAR GARDENS**
- **QUIET ELEVATED CUL DE SAC POSITION**
- **CONVENIENT TO ALL LOCAL AMENITIES AND TOWN CENTRE**
- **CHAIN FREE**

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.

Occupying an elevated position, within a quiet cul de sac location, it is a pleasure to offer for sale this impressive recently refurbished semi detached villa.

Presented and decorated to a very high standard, the property has been substantially rewired, has had a new consumer unit fitted, freshly painted and carpeted throughout.

Affording comfortable living accommodation, the property comprises of a bright spacious lounge with recessed ceiling lighting and multi fuel

burning stove, newly installed range of fitted kitchen units complimented with integrated

appliances, three bedrooms and a newly installed shower room, with a corner shower cubicle and electric shower.

Complete with front and rear gardens, the property provides parking to the front and is only a short walk from all local amenities including the Town Centre, bus and train stations.

A credit to its present owners, this excellent property is chain free, viewing of 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:

LOUNGE: 20' 06" x 9' 6" (6.25m x 2.9m)

A spacious bright room, freshly painted and carpeted. Multi fuel burning stove. Recessed ceiling lighting.

KITCHEN: 11' 9" x 8' 9" (3.58m x 2.67m)

Newly installed range of fitted upper and lower level units.

Integrated electric hob, oven and stainless steel chrome

extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine. Floor tiling.

REAR HALLWAY:

First Floor

LANDING:

BEDROOM (1): 13' 3" x 5' 6" (4.04m x 1.68m)

Newly carpeted and freshly painted.

BEDROOM (2): 12' 9" x 5' 9" (3.89m x 1.75m)

Newly carpeted and freshly painted.

BEDROOM (3): 11' 0" x 9' 3" (3.35m x 2.82m)

Newly carpeted and freshly painted.

SHOWER ROOM: 6' 3" x 5' 9" (1.91m x 1.75m)

Newly installed whiter suite incorporating push button W.C., pedestal wash hand basin and corner shower cubicle with electric shower. Extractor fan. Floor tiling.

Outside

GARDENS:

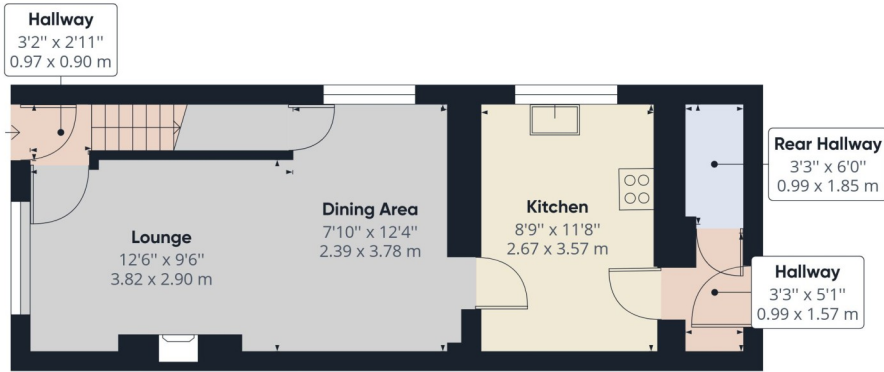
Front and rear gardens.



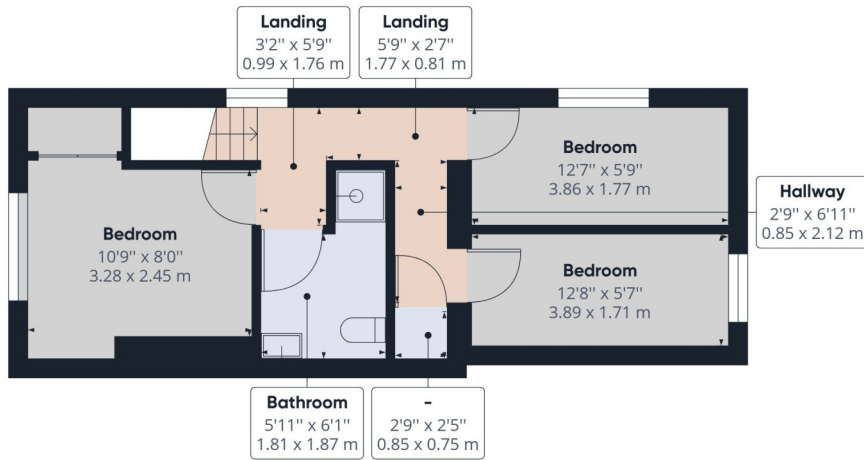
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WOODVALE,
GLYNN ROAD



A superb opportunity to acquire a refurbished property, ideal for first time buyer, or investor alike!



Floor 0



Floor 1

Approximate total area⁽¹⁾

763.91 ft²
70.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	48 E	
21-38	F		
1-20	G		



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These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

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