

Brian A Todd & Co Ltd
Upper Main Street
Larne
BT40 1SX
t: 028 2827 9477
email: info@briantodd.co.uk

2 Woodvale, Glynn Road, Larne

Starting Bid: £89,950.00



For sale by Brian A Todd & Co Ltd via the [iamsold](https://www.iamsold.com) 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://www.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 3 bed 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. With 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.

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 sale.
EPC E
Tenure: Leasehold
Rates: £773.68

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

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 white 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.