

Brian A Todd & Co Ltd
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10 The Roddens, Larne

Starting Bid: £99,950.00



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. 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.

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
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.

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 3.20M)

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.

BATHROOM:

8' 9" X 4' 3" (2.67M X 1.30M)

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" (4.80M 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)

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.