



**Brian
Todd**
.co.uk

51 Mullaghsandall Road, Larne, BT40 2LY

Guide Price £224,950

FEATURES

- **ATTRACTIVE DETACHED BUNGALOW**
- **OIL FIRED CENTRAL HEATING**
- **NEWLY INSTALLED UPVC DOUBLE GLAZING**
- **ENTRANCE PORCH / SUN LOUNGE**
- **LOUNGE WITH FEATURE FIREPLACE**
- **NEWLY FITTED KITCHEN - WITH INTEGRATED APPLIANCES**
- **TWO BEDROOMS**
- **WHITE BATHROOM SUITE**
- **GARAGE WITH SPACIOUS DRIVEWAY AND FURTHER PAVED DRIVEWAY**
- **PRIVATE YARD AND SMALL PADDOCK**
- **C. FOUR ACRES OF GRAZING LAND**
- **UNINTERRUPTED RURAL VIEWS**
- **EXCELLENT STANDARD OF FINISH THROUGHOUT**

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 a stunning tranquil rural setting and affording uninterrupted views to the surrounding countryside, this is a superb opportunity for one to acquire this attractive detached bungalow complete with circa four acres grazing land.

Presented and decorated to an exceptionally high standard throughout, the property offers good, living accommodation, which comprises of a bright entrance porch/sun lounge, lounge, newly fitted kitchen with integrated appliances, two bedrooms and bathroom with white suite.

Externally, the property is bounded by a stream, and benefits from a private yard, small paddock and twin driveways.

A credit to its present owners, this delightful property comes highly recommended, 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 PORCH/SUN LOUNGE:

Enjoys views to the surrounding countryside.

ENTRANCE HALL:

LOUNGE:

Feature fireplace with open fire. Laminate wood flooring.

KITCHEN:

Newly installed fitted kitchen incorporating hob, oven and extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine.

BEDROOM (1):

BEDROOM (2):

BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath.

Outside

GARAGE:

GARDENS/GROUNDS:

Spacious driveway. Further paved driveway.

Very private yard area.

Small paddock.

c. Four acres of grazing land.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1104.48 ft²
102.61 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		56 D
39-54	E		
21-38	F	25 F	
1-20	G		



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propertymark

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.