



Brian
Todd
.co.uk

8 Craigy Hill, Larne, BT40 2EQ

Guide Price £69,950

FEATURES

- **SEMI DETACHED BUNGALOW**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **NEW ROOF AND RENDERED RECENTLY**
- **LOUNGE - WOOD BURNING STOVE**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **LEAN TO STORE ROOM**
- **THREE BEDROOMS**
- **SHOWER ROOM - WITH WET STYLE CUBICLE**
- **ENCLOSED REAR GARDEN WITH PATIO FEATURE**
- **FRONT GARDEN**
- **CHAIN FREE**
- **POPULAR RESIDENTIAL 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.

This is a rare and exciting opportunity for the discerning purchaser to acquire this semi detached bungalow, situated in a popular residential area of Larne. Benefiting from a new roof and rendered recently, the property has Gas Fired Central Heating and u.P.V.C. Double Glazing, and provides spacious family living accommodation which comprises of a lounge, fitted kitchen, three bedrooms, shower room and a lean to store to room. Complete with front and rear gardens, viewing 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:

Laminate wood flooring. Wood burning stove.

KITCHEN:

Range of fitted upper and lower level units. Integrated Induction hob, oven and extractor fan. Stainless steel sink unit.

LEAN TO STORE ROOM:

BEDROOM (1):

BEDROOM (2):

Built in wardrobe.

BEDROOM (3):

SHOWER ROOM:

Incorporating W.C., wash hand basin and wet room style cubicle with electric shower.

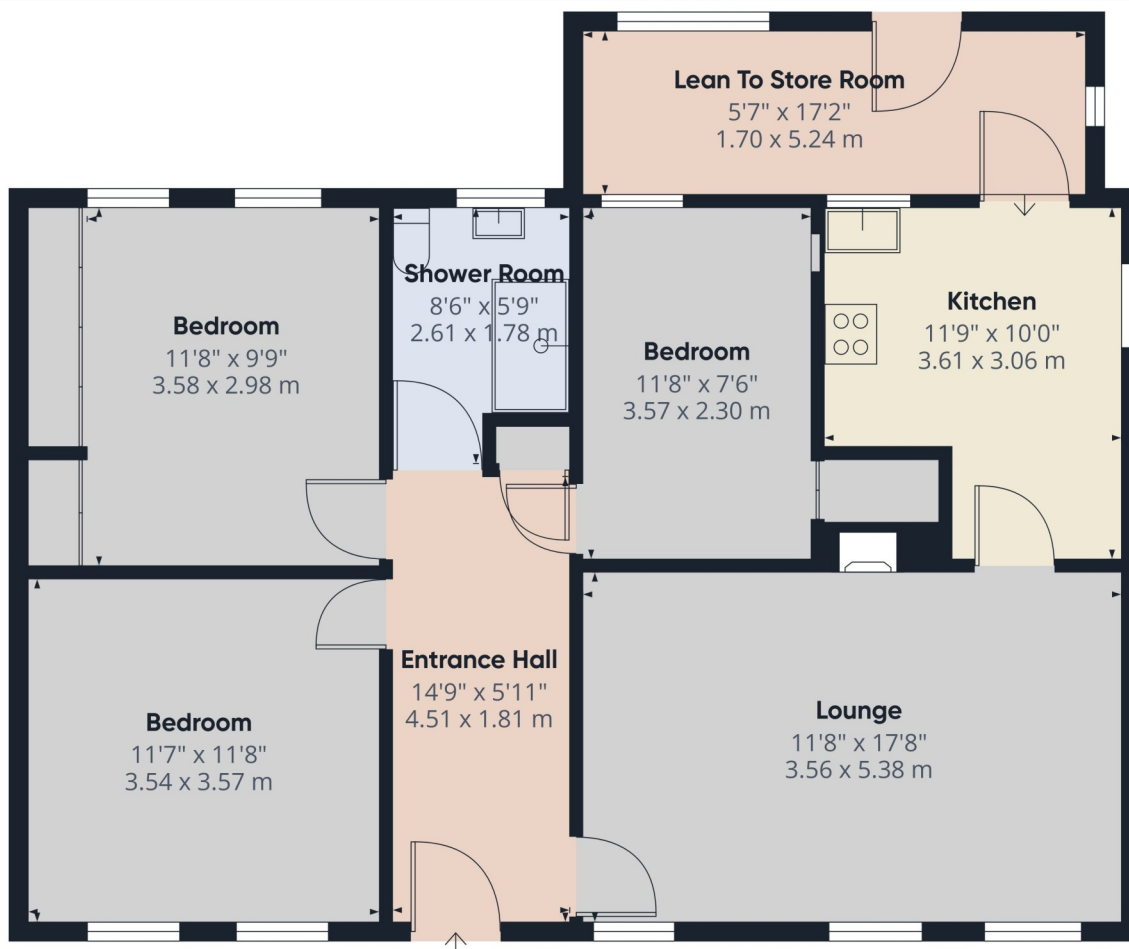
Outside

GARDENS:

Enclosed rear garden with patio feature.

Front garden.





Approximate total area^m
916 ft²
85.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	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.

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