Reeds Rains Estate Agents & Letting Agents
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Maritime Cottage, 2 Belfast Road, Carrickfergus

Starting Bid: £199,950.00







For sale by Reeds Rains Estate Agents, Carrickfergus 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.

Distinctive detached family residence in the heart of Carrickfergus and steeped in history as part of the Ulster History Circle formally resided by Paul Rodgers renowned ship builder from 1834-1901.

Offering a wealth of well planned accommodation with many original features including sash windows and ceiling coving the internal layout offers three separate reception rooms, fitted kitchen, four well proportioned bedrooms, ground floor wc and first floor bathroom.

The property benefits from a gas fired central heating system, large double garage/workshop and private mature rear garden.

Situated within walking distance to the Marina, local park, Historic Castle and an array of restaurants and coffee shops, this home is sure to appeal to a wide spectrum of byers.

Additional Information
Detached Family Residence
Situated In The Heart Of Carrickfergus
Three Separate Reception Rooms
Four Bedrooms
Ground Floor WC/First Floor Bathroom
Gas Fired Central Heating System
Detached Double Garage/Workshop
Many Original Features

Entrance Hall
Ceiling coving and centre rose. Understair storage.

Cloakroom/WC
WC and wash hand basin. Tiled floor. Pine strip ceiling. Spotlights.

Lounge
6.55m x 3.58m (21'6" x 11'9")
Tiled fireplace and hearth incorporating an open fire. Ceiling coving and centre rose.

Family Room
3.76m x 3.35m (12'4" x 11'0")
Tiled fireplace and hearth incorporating an open fire. Ceiling coving and centre rose.

Dining Room
3.45m x 3.12m (11'4" x 10'3")
Carved wood surround fireplace with tiled inset and hearth incorporating an open fire.

Kitchen
4.7m x 4.06m (15'5" x 13'4")
Range of fitted high and low level units. Double drainer stainless steel sink unit with mixer tap.

Rear Porch

First Floor Landing Return

Bathroom
White suite comprising panelled bath with wall mounted Triton electric shower, wash hand basin and low flush wc. Part tiled walls.

First Floor
Bedroom 1
3.56m x 3.23m (11'8" x 10'7")

Bedroom 2
5.56m x 3.15m (18'3" x 10'4")

Bedroom 3

3.58m x 3.2m (11'9" x 10'6")

Bedroom 4
3.7m 3.23m (3.7m 3.23m)

Large Double Garage/Workshop
7.34m x 5.3m (24'1" x 17'5")

Extensive Rear & Side Garden
Private rear garden laid in lawn with mature trees. Excellent Parking Facilities

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Carrickfergus or iamsold, 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 firms 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. iamsold 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.

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