**Reeds Rains Estate Agents & Letting Agents**
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# 5 Craigarogan Road, Newtownabbey

## Starting Bid: £94,950.00







For sale by Reeds Rains Estate Agents & Letting Agents 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 disappointmen

Highlights:

Extended End Terrace
Three Reception Areas and Three Bedrooms
Popular Semi Rural Location
Private Driveway With Covered Car Port
Luxury Ground Floor Wet Room
4 Piece First Floor Family Bathroom
PVC Double Glazing / Oil Fired Central Heating

Viewing Strictly By Appointment!

Description:

We are delighted to present for sale this unique end terraced home located just off Roughfort Road, Mallusk. This well maintained extended end terrace property comprises 3 bedrooms, 3 receptions, luxury ground floor wet room and deluxe first floor 4 piece family bathroom. Oil fired central heating and double glazed.
Externally there are private gardens to side and rear including a private driveway with covered car port. Excellent first time buy. Early viewing is recommended.

Accommodation:

Entrance Hall;
Formal Dining Room
4.62m x 3.8m (15'2" x 12'6")
Currently used as formal dining room with feature fireplace. Laminate flooring. Access to rear staircase.

Lounge
4.47m x 3.53m (14'8" x 11'7")
Complete with laminate flooring. Sliding door access to kitchen.

Kitchen
5.38m x 2.29m (17'8" x 7'6")
Galley style light oak effect fitted kitchen with high and low level fitted units with matching work surfaces. Single drainer stainless steel sink. Fitted cooker with four ring gas hob, overhead extractor fan housed in wooden unit. Part tiled walls and tiled floor. Under stair storage cupboard. Fixed breakfast bar.

Family Room
3.15m x 2.29m (10'4" x 7'6")
Complete with laminate flooring. Skylights.

Downstairs Wet Room
Comprising button flush w.c, modern vanity unit in gloss white finish with mono bloc tap. Large open shower enclosure with full height fixed glass screen. Thermostatically controlled shower. Keylite style skylight. Recessed low voltage lighting

Stairs To First Floor Landing;
Bedroom One
3.5m x 3.15m (11'6" x 10'4")
Complete with carpeted flooring. Bespoke wall panelling.

Bedroom Two
3.45m x 3.15m (11'4" x 10'4")
Complete with carpeted flooring.

Bedroom Three
3.45m x 2.82m (11'4" x 9'3")
Complete with carpeted flooring.

Deluxe Four Piece Bathroom
Stunning four piece bathroom suite with stand alone bath, modern walk in shower cubicle with Drench shower overhead, close coupled WC and sink with vanity unit. Bespoke heated towel rail. Tiled flooring and splashback areas. Recessed spotlights.

Externally;
Car Port
Electric roller shutter door to side leading to covered car port.

Enclosed Gardens
Paved to side and rear with various shrubbery and bushes. Light and decking. Imitation grass to side and garden stocked with a variety of mature tress.

EPC: E
Total floor area: 103 sq.m

To view or make a bid, contact Reeds Rains Estate Agents & Letting Agents or iamsold, 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.