



## 67 Millbay Road, Islandmagee, Larne, BT40 3RG

Auction Guide £84,950

- Mid terrace cottage in semi rural location
- Lounge with floor tiling and brick fireplace
- First floor shower room
- Close proximity to Browns Bay
- One bedroom with built in robe
- Open plan oak fitted kitchen with built in oven and hob
- Double glazing in uPVC frames
- Ideal holiday home

# 67 Millbay Road, Larne BT40 3RG

Nestled within the picturesque peninsula of Islandmagee, ideally positioned between the coastal towns of Larne and Whitehead, this quaint one-bedroom mid-terrace cottage offers a truly unique opportunity to acquire a charming retreat close to the sea. Full of character and timeless appeal, the property exudes warmth and individuality, making it an ideal choice for those seeking a peaceful holiday home or a potential holiday let (subject to the necessary consents). Its inviting atmosphere and distinctive features create a cosy haven, perfect for relaxing escapes from the hustle and bustle of everyday life. Located approximately three miles from the stunning Brown's Bay Beach, the cottage benefits from easy access to beautiful coastal walks and scenic surroundings, enhancing its appeal as a tranquil getaway. Combining charm, location, and potential, this property presents a rare opportunity to own a character-filled home in one of Northern Ireland's most sought-after coastal settings.



Council Tax Band: Northern Ireland



## GROUND FLOOR

### ENTRANCE

uPVC stable door

### LOUNGE/ KITCHEN

17'0" x 12'0"

Including staircase, brick fireplace.

Range of high and low level oak units, granite worksurfaces, Belfast sink unit, extractor fan and canopy, wall tiling, ceramic tiled flooring, downlighters

## FIRST FLOOR

### LANDING

Polished floorboards

### BEDROOM (1)

12'0" x 8'1"

Including built in robe

### SHOWER ROOM

Glazed shower cubicle with thermostatic controlled shower with electric water feed, pedestal wash hand basin, low flush W/C, laminate wood flooring, wall tiling

### 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.

### Disclaimer/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information

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## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

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