



**Brian
Todd**
.co.uk

11 Ailsa Gardens, Larne, BT40 2JY

Guide Price £139,950

FEATURES

- **TRADITIONAL STYLE EXTENDED SEMI DETACHED VILLA**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **VIEWS TO THE SURROUNDING AREA AND COAST**
- **THREE RECEPTION ROOMS**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FAMILY BATHROOM**
- **THREE BEDROOMS**
- **GARAGE WITH UP AND OVER DOOR**
- **FRONT AND REAR GARDENS**
- **CHAIN FREE**

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.

Situated in a popular residential area of Larne, it is a pleasure to offer for sale, this extended semi detached villa. Lending itself to further enhancement, the property affords views to the surrounding area and Coast. Comprising of a lounge, dining room, family room, fitted kitchen with integrated appliances, bathroom and three bedrooms, the property, externally, has front and rear gardens and benefits from a garage with up and over door.

Chain Free, 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:

A bright room, with open stairway to the first floor. Feature fireplace with open fire.

DINING ROOM:

FAMILY ROOM:

Tongue and Groove ceiling. Patio door to the rear.

KITCHEN:

Range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel one and a half bowled sink unit. Tongue and Groove ceiling.

First Floor

BEDROOM (1):

Built in wardrobe. Views to the Coast.

BEDROOM (2):

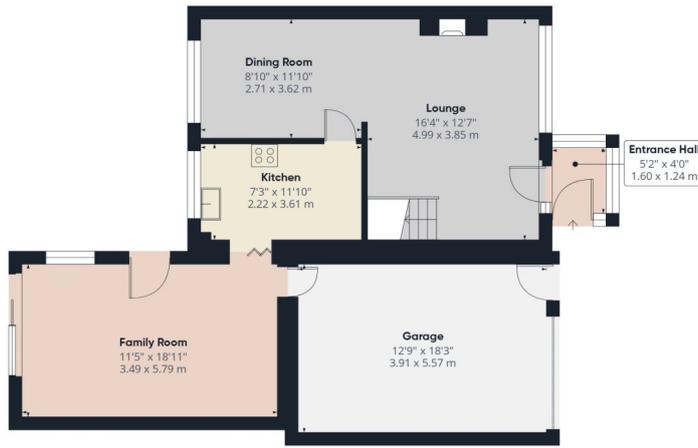
BEDROOM (3):

Built in wardrobe.

BATHROOM:

Incorporating W.C., wash hand basin and panelled bath with shower attachment.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1258 ft²
116.9 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		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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