



**Brian  
Todd**  
.co.uk

**16 Blackcave Park, Larne, BT40 1TN**

**Guide Price £89,950**

## FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- STUNNING VIEWS TO ISLANDMAGEE, THE NORTH CHANNEL, THE MAIDENS AND SCOTLAND
- LOUNGE WITH HIGH MANTLE FIREPLACE
- FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- FOUR BEDROOMS
- BATHROOM - WHITE SUITE
- FRONT GARDEN IN STONES AND PAVING
- FLAGGED REAR GARDEN
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- 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](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Affording breathtaking views across Islandmagee, the North Channel, The Maidens and the Scottish coastline, this deceptively spacious mid townhouse presents an excellent opportunity for prospective purchasers. Located in a popular residential area of Larne, the property offers well-proportioned accommodation throughout.

Internally, the home comprises a bright lounge, a fitted kitchen, a convenient downstairs guest W.C., a family bathroom, and four bedrooms, providing ample space for family living. Externally, the property benefits from low maintenance gardens to both the front and rear, ideal for those seeking easy upkeep. Offered to the market chain free, this property is likely to appeal to a wide range of buyers.

Further information and viewing arrangements can be made through the selling 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:

### GUEST W.C.:

**LOUNGE:** High mantle fireplace.

**KITCHEN:** Range of fitted upper and lower level units. One and half bowled stainless steel sink unit.

First Floor  
**BATHROOM:** White suite incorporating W.C., wash hand basin and panelled bath.

**BEDROOM (1):**

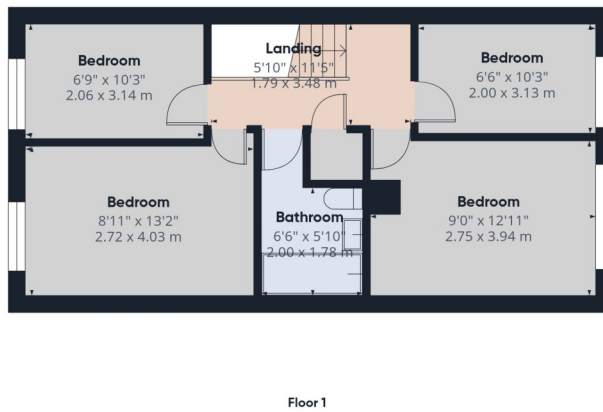
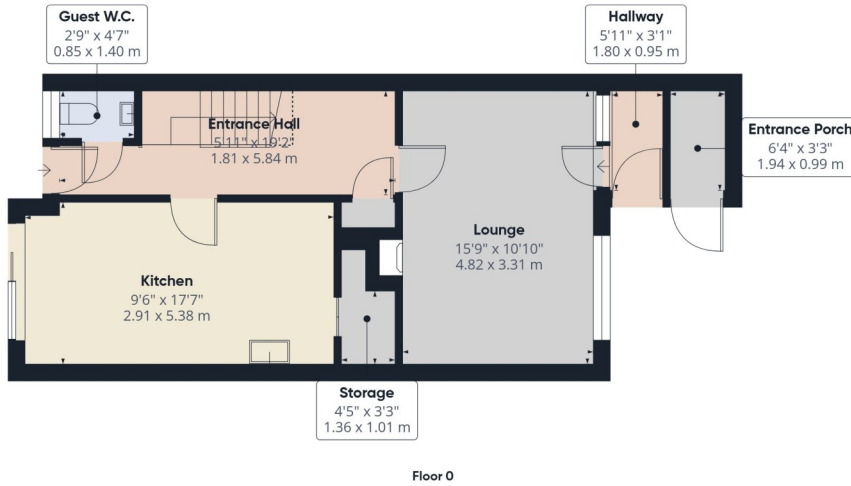
**BEDROOM (2):**

**BEDROOM (3):**

**BEDROOM (4):**

Outside  
**GARDENS:** Front garden in stones and paving. Paved rear garden.





**Approximate total area<sup>(1)</sup>**  
997 ft<sup>2</sup>  
92.6 m<sup>2</sup>

**Reduced headroom**  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



naea  
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.