

Colin Graham Residential
Colin Graham Residential
319 Antrim Road
NEWTOWNABBEY
BT36 5DY
t: 02890 832832

email: office@colingrahamresidential.com

3a Ardmillan Drive, Newtownabbey

Starting Bid: £49,950.00



For sale by Colin Graham Residential 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.

Well presented, two bedroom, ground floor apartment, conveniently located within Ardmillan Drive, Rathcoole, Newtownabbey.

The property comprises entrance hall, lounge, separate modern fitted kitchen, two well-proportioned bedrooms, and deluxe shower room with contemporary, white, three piece suite.

Externally, the property enjoys private yard/garden area to rear, with communal garden beyond.

Other attributes include gas heating, PVC double glazing and view towards landscaped green.

Ideal first time buy/buy to let investment alike. Early viewing highly recommended to avoid

disappointment.

Additional Information
Ground Floor Apartment
Two Bedrooms
Lounge
Modern Fitted Kitchen
Deluxe Shower Room
Gas Heating
PVC Double Glazing
Private Rear Yard
Communal Gardens
Convenient Location
Energy Rating D68/C69

ACCOMMODATION
COMMUNAL ENTRANCE HALL
Intercom entry system.

PRIVATE ENTRANCE HALL
Composite, panelled front door. Tiled floor. Access to shelved store. PVC double glazed, external door to rear.

LOUNGE
3.59m x 3.14m (11'9" x 10'3")
Contemporary, wall mounted, focal point, electric fire. Bay window with views towards landscaped green. Wood laminate floor covering.

KITCHEN
2.46m x 2.40m (8'0" x 7'10")
Modern fitted kitchen with high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Half tiling to walls. Tiled floor.

BEDROOM 1
3.80m x 3.26m (wps) (12'5" x 10'8" (wps))
Wall to wall fitted wardrobes in panelled and mirror panelled, sliding doors. View towards landscaped green. Wood laminate floor covering. Built in store with gas fired central heating boiler.

BEDROOM 2
3.40m x 2.43m (11'1" x 7'11")
Wood laminate floor covering.

DELUXE SHOWER ROOM
Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Tile effect panelling to walls. Tiled floor.

EXTERNAL

Fully enclosed, low maintenance rear garden/yard finished in brick pavior. Bin enclosure. Garden store. Communal garden to rear finished mainly in lawn.

TO VIEW OR MAKE A BID Contact Colin Graham Residential 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.

COMMUNAL ENTRANCE HALL

Intercom entry system.

PRIVATE ENTRANCE HALL

Composite, panelled front door. Tiled floor. Access to shelved store. PVC double glazed, external door to rear.

LOUNGE

3.59m x 3.14m (11'9" x 10'3")

Contemporary, wall mounted, focal point, electric fire. Bay window with views towards landscaped green. Wood laminate floor covering.

KITCHEN

2.46m x 2.40m (8'0" x 7'10")

Modern fitted kitchen with high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Half tiling to walls. Tiled floor.

BEDROOM 1

3.80m x 3.26m (wps) (12'5" x 10'8" (wps))

Wall to wall fitted wardrobes in panelled and mirror panelled, sliding doors. View towards landscaped green. Wood laminate floor covering. Built in store with gas fired central heating boiler.

BEDROOM 2

3.40m x 2.43m (11'1" x 7'11")

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Tile effect panelling to walls. Tiled floor.

EXTERNAL

Fully enclosed, low maintenance rear garden/yard finished in brick pavior. Bin enclosure. Garden store. Communal garden to rear finished mainly in lawn.