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## **17 Glencroft Gardens, Newtownabbey**

**Starting Bid: £230,000.00**



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](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Well presented, four bedroom, detached villa with integral garage, located within the well sought after Glencroft development, situated off Ballyhenry Road, Newtownabbey.

The property comprises entrance hall, fully tiled furnished cloakroom, lounge through dining room with contemporary focal point fireplace, modern fitted kitchen through living room, four well proportioned first floor bedrooms, to include principal bedroom with fully tiled en suite bathroom, and deluxe fully tiled shower room with contemporary three piece suite.

Externally the property enjoys private driveway finished in brick pavior, integral garage, front garden finished in lawn, and fully enclosed rear garden landscaped in resin finish patio area, lawn, timber decking, decorative stone and range of plants, trees and shrubbery.

Other attributes include gas fired central heating and PVC double glazing (bar garage).

Early viewing highly recommended to avoid disappointment.

#### Key Features

Detached Villa  
Four Bedrooms; Principal Bedroom With En Suite  
Lounge Through Dining Room  
Modern Fitted Kitchen Through Living Room  
Deluxe Fully Tiled Shower Room  
Gas Heating; PVC Double Glazing  
Fully Tiled Furnished Cloakroom  
Private Driveway; Integral Garage  
Gardens Front and Rear  
Convenient Location  
EPC Rating C69 / C71

#### Accommodation

##### GROUND FLOOR

###### ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs storage.

###### FULLY TILED FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC.

###### LOUNGE THROUGH DINING ROOM

Bay window to front elevation. Contemporary, focal point fireplace with glass fronted electric fire. Timber floor with tiered dining area.

###### KITCHEN THROUGH LIVING ROOM

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit. Space for range style oven. Integrated fridge freezer and dishwasher. Stainless steel splash back and extractor hood. Tiled floor. Access to integral garage. PVC double glazed French doors to rear garden.

##### FIRST FLOOR

###### LANDING

Access to shelved store and roof space.

###### PRINCIPAL BEDROOM

5.66m x 2.98m

###### FULLY TILED EN SUITE BATHROOM

Four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower.

###### BEDROOM 2

4.04m x 3.21m

BEDROOM 3  
3.77m x 3.60m

BEDROOM 4  
Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM  
Contemporary three piece suite comprising panelled shower enclosure, floating vanity unit and WC. Power shower. Chrome towel radiator.

EXTERNAL  
Front garden finished in lawn.  
Private driveway finished in brick pavior.  
Fully enclosed rear garden landscaped in resin finish patio area, lawn, timber decking, decorative stone and range of plants, trees and shrubbery.  
External lighting.

INTEGRAL GARAGE  
5.17m x 2.99m  
PVC coated roller shutter door. Separate service door to kitchen. Power, light, gas fired central heating boiler and plumbed for automatic washing machine.

To access the legal pack, please copy and paste the link below:  
<http://www.iamsoldni.com/properties/92a16c6f28df4809969eaca73e9ab2b8/auction-pack>

TO VIEW OR MAKE A BID CONTACT Colin Graham Residential or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## 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.

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