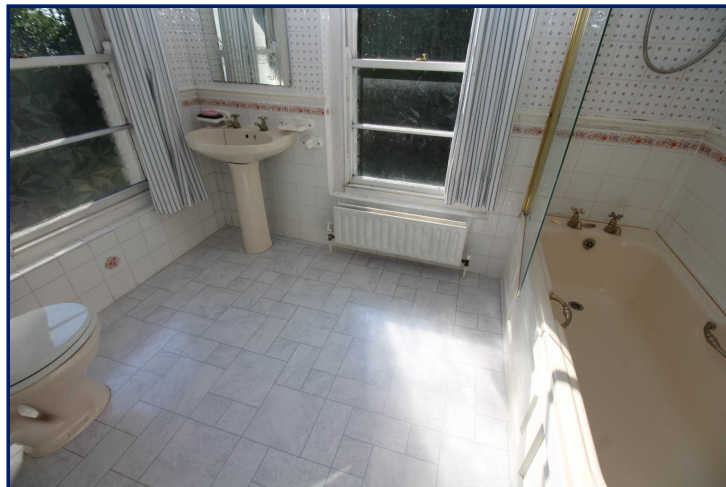




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Maritime Cottage, 2 Belfast Road,
Carrickfergus, BT38 8BU

Guide Price: £229,950

 **Reeds Rains**

reedsrains.co.uk

Maritime Cottage, 2 Belfast Road, Carrickfergus

Description

Distinctive detached family residence in the heart of Carrickfergus and steeped in history as part of the Ulster History Circle formally resided by Paul Rodgers renowned ship builder from 1834-1901. Offering a wealth of well planned accommodation with many original features including sash windows and ceiling coving the internal layout offers three separate reception rooms, fitted kitchen, four well proportioned bedrooms, ground floor wc and first floor bathroom. The property benefits from a gas fired central heating system, large double garage/workshop and private mature rear garden. Situated within walking distance to the Marina, local park, Historic Castle and an array of restaurants and coffee shops, this home is sure to appeal to a wide spectrum of buyers.

Entrance Hall

Ceiling coving and centre rose. Understair storage.

Cloakroom/WC

WC and wash hand basin. Tiled floor. Pine strip ceiling. Spotlights.

Lounge

21'6" x 11'9" (6.55m x 3.58m)
Tiled fireplace and hearth incorporating an open fire. Ceiling coving and centre rose.

Family Room

12'4" x 11' (3.76m x 3.35m)
Tiled fireplace and hearth incorporating an open fire. Ceiling coving and centre rose.

Dining Room

11'4" x 10'3" (3.45m x 3.12m)
Carved wood surround fireplace with tiled inset and hearth incorporating an open fire.

Kitchen

15'5" x 13'4" (4.7m x 4.06m)
Range of fitted high and low level units.
Double drainer stainless steel sink unit with mixer tap.

Rear Porch

First Floor Landing Return

Bathroom

White suite comprising panelled bath with wall mounted Triton electric shower, wash hand basin and low flush wc. Part tiled walls.

First Floor

Bedroom 1

11'8" x 10'7" (3.56m x 3.23m)

Bedroom 2

18'3" x 10'4" (5.56m x 3.15m)

Bedroom 3

11'9" x 10'6" (3.58m x 3.2m)

Bedroom 4

12'2" (3.7) 10'7" (3.23)

Large Double Garage/Workshop

24'1" x 17'5" (7.34m x 5.3m)

Extensive Rear & Side Garden

Private rear garden laid in lawn with mature trees.

Excellent Parking Facilities

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.

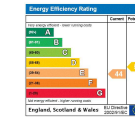
The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

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.



For full EPC please contact the branch.

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All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

