



## 134-136 Rashee Road, Ballyclare, BT39 9HT

- Detached Bungalow
- Three Well Proportioned Bedrooms
- Bathroom; Shower Room
- Planning Consent For Hot Food Outlet
- Enclosed Yard / Garden Areas
- Adjoining Commercial Premises
- Lounge; Kitchen With Informal Dining Area
- Oil Heating; Part Double Glazing
- Large Detached Garage; External WC
- Open To Cash Offers Only

Offers Over £84,950

EPC Rating F





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood, glazed front door with glazed fan light over. Tiled floor. Wood panelled walls and ceiling. Open into:

#### ENTRANCE HALL

Wood laminate floor covering. Access to roof space.

#### LOUNGE 11'1" x 10'11"

Open fire in tiled fireplace with timber mantle. PVC double glazed picture window to front elevation.

#### KITCHEN WITH INFORMAL DINING AREA 18'6" x 10'4"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Composite 1.5 bowl sink unit with draining bay. Integrated hob and oven. Space for under counter fridge and separate freezer. Plumbed for dishwasher. Matching breakfast bar area. Splash back tiling to walls. Tiled floor. Access into shower room and utility room.

#### UTILITY ROOM 10'2" x 9'3"

Range of fitted low level storage units and work bench area. Stainless steel sink unit with dual draining bays. Plumbed for automatic washing machine. Hardwood glazed door leading to enclosed rear yard.



### **BEDROOM 1 13'7" x 11'10" into bay**

Bow bay window to front elevation. Wood laminate floor covering.

### **BEDROOM 2 11'1" x 10'5"**

Wood laminate floor covering. Access to hot press.

### **BEDROOM 3 11'1" x 10'4"**

Wood laminate floor covering.

### **SHOWER ROOM**

Tiled shower enclosure with electric shower unit. Tiled floor. Access into:

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part wood panelling/part tiled walls.

### **ADJOINING COMMERCIAL PREMISES**

### **SHOP FRONT AND PREPERATION AREA 34'1" x 13'11"**

Aluminium framed, double glazed, front entrance door with matching double glazed picture window. Tiled floor. Industrial stainless steel extractor unit. Panelled ceiling. Fluorescent strip lighting. Range of power points. Single phase consumer unit. Open access into:

### **LARGE STORE ROOM 17'3" x 11'3"**

Light and power. Hardwood door leading to enclosed rear yard.

### **EXTERNAL**

Front garden finished mainly in lawn.

Enclosed rear yard accessed via bungalow, commercial premises and detached garage.

Separate enclosed yard/garden accessed via garage.

PVC oil storage tank.

Oil fired central heating boiler (housed).

External lighting.

Outside tap.

### **EXTERNAL WC**

Two piece suite comprising wash hand basin and WC.

### **LARGE DETACHED GARAGE 32'1" x 20'8"**

Sliding double doors accessed off Erskine Park and separate service doors to enclosed yard areas. Light and power.

### **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.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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](http://iamsoldni.com) or 028 9560 8380. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Well presented, three bedroom, detached bungalow with large detached garage and adjoining commercial premises (currently benefiting from planning consent for a hot food outlet), conveniently located on the Rashee Road, Ballyclare, within walking distance of schools, shops and amenities of the town. The property comprises entrance porch, entrance hall, lounge with open fire, kitchen with informal dining area, three well proportioned bedrooms, shower room, and bathroom with three piece suite. The adjoining commercial premises comprises shop front with preparation area and large store room to rear. Externally the property enjoys front garden finished mainly in lawn, large detached garage, external WC, enclosed rear yard accessed via bungalow, commercial premises and detached garage, and separate enclosed yard/garden accessed via garage. Other attributes include oil fired central heating, part double glazing and convenient location. Open to cash offers only. Early viewing highly recommended to avoid disappointment.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>58</b>
(39-54) <b>E</b>	<b>29</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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