



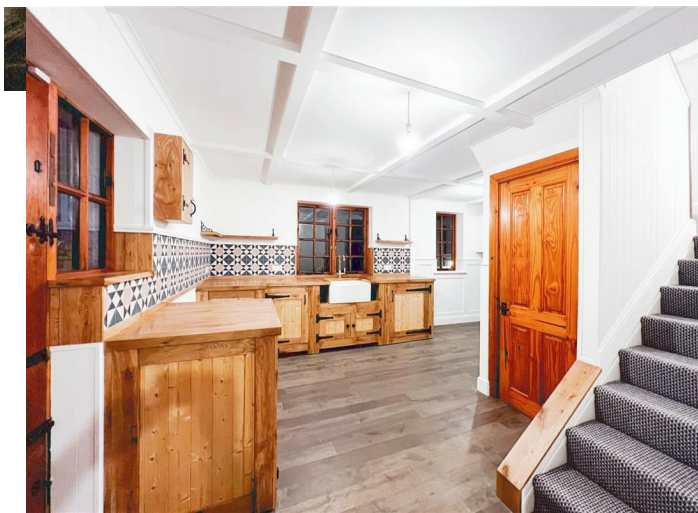
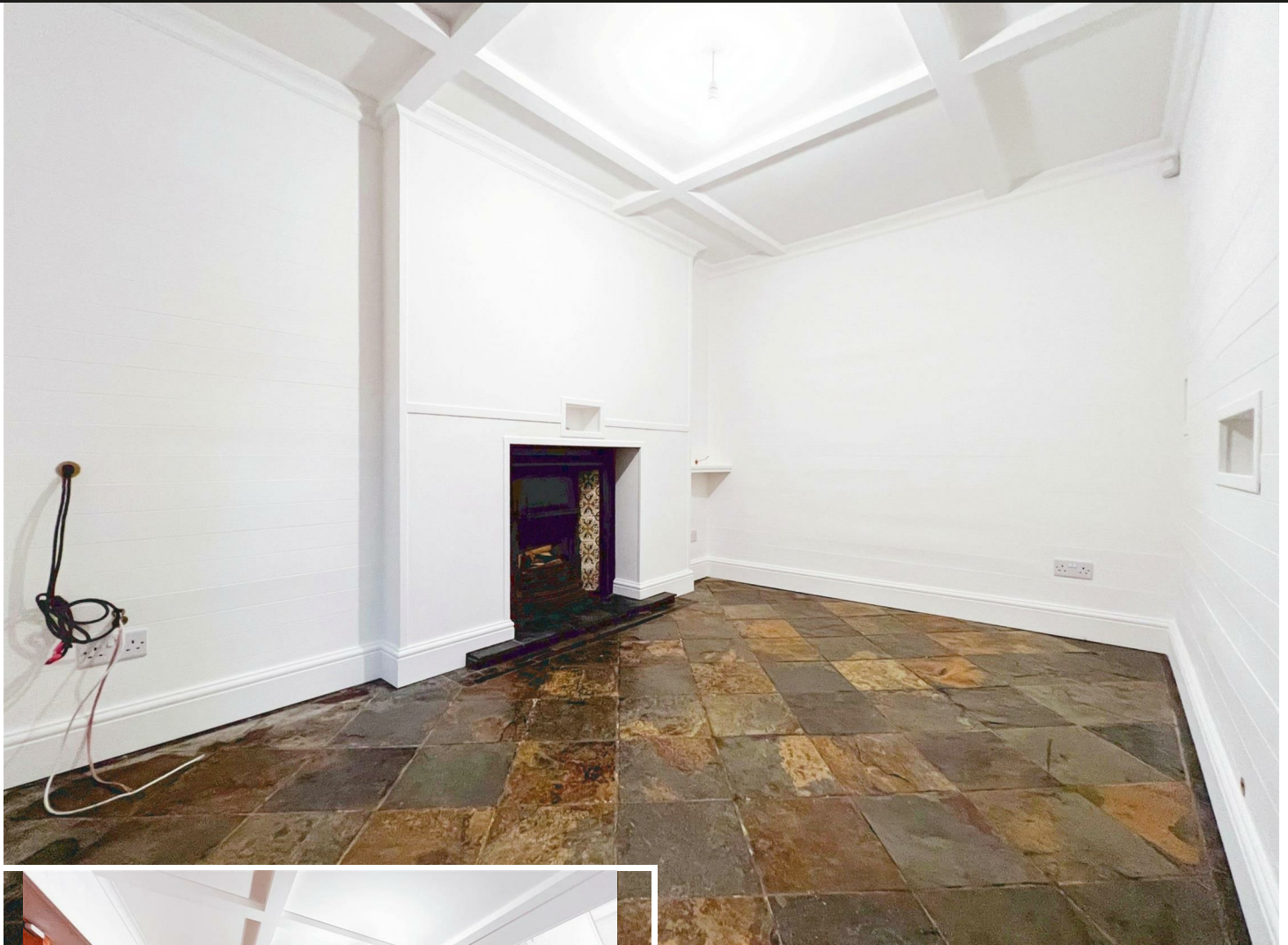
## 'Hazelwood Cottage', 48 Antrim Road, Newtownabbey, BT36 7PL

- Charming Detached Cottage
- Lounge With Open Fire
- Handcrafted In-Frame Kitchen
- Principal Bedroom With Walk In Wardrobe
- Oil Heating; Double Glazing
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom
- Range Of Bespoke Timber Finishes Throughout
- Private, Mature Site

£210,000

EPC Rating F





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled, front door. Chinese slate flooring. Glass panelled doors to lounge and kitchen. Column radiators throughout, to include solid brass valve fittings.

#### LOUNGE 11'8" x 8'3"

Open fire in cast iron fireplace with tiled inset and slate tiled hearth. Timber panelling to walls. Chinese slate floor.

#### KITCHEN THROUGH DINING ROOM 18'7" x 13'2" (wps)

Bespoke, handcrafted, oak, in-frame kitchen with pine panelled doors and complimentary oak work surface. Fitted, high level, glass fronted display cabinets. Ceramic Belfast sink with solid brass tap. Cooker point. Space for integrated fridge. Space and plumbed for integrated washing machine. Splash back tiling to walls. Timber panelling to walls. Engineered timber flooring. Stairwell to first floor. Access to shelved, under stairs store, with space for freezer. Glass panelled French doors to bedroom 3. Hardwood external door to rear, with stained glass detailing and matching double glazed side screen.



### **BEDROOM 3 8'8" x 6'8"**

Dual aspect windows. Timber panelling to walls. Chinese slate floor.

## **FIRST FLOOR**

### **LANDING**

Timber panelling to walls. Access to under eaves storage from half landing. Access to shelved store with space for tumble dryer.

### **BEDROOM 1 10'3" x 7'10"**

Timber panelling to walls.

### **WALK IN WARDROBE 7'8" x 5'1" (wps)**

Range of fitted hanging, shelving and storage space.

### **BEDROOM 2 13'8" x 7'4" (wps)**

Fitted bunk beds, shelving and storage. Timber panelling to walls.

### **DELUXE BATHROOM**

White, three piece suite comprising panelled bath, sink basin and WC all with solid brass fittings. Thermostat controlled mains shower with drench shower head and glass shower screen over bath. Part tiled / part timber panelled walls. Timber floor.

### **EXTERNAL**

Private, double driveway area.

Gardens front, side and rear, finished in wide array of mature plants, trees and shrubbery.

Paved patio areas.

Electric car charging point.

External lighting.

Boiler house with oil fired, combi central heating boiler (fitted new - 2020).

Outside tap.

### **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.

### **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 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). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**

**Charming, detached cottage occupying a private, mature, woodland site in the Bellevue area of Antrim Road, Newtownabbey. Dating back to 1906, the home has been lovingly refurbished recently, with highlights including the handcrafted, in-frame kitchen, deluxe bathroom, and range of bespoke timber finishes throughout. Accommodation comprises entrance hall, lounge with open fire in cast iron fireplace, kitchen through dining room, three bedrooms, to include principal bedroom with walk in wardrobe, and deluxe bathroom with solid brass fittings. Externally, the home enjoys a private double driveway finished in asphalt, and garden areas to front, side and rear, with a wide array of mature plants, trees and shrubbery. Other attributes include oil fired central heating (with column radiators throughout), additional insulation to many of the internal walls and ceilings, timber double glazing, electric car charging point and convenient location. 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>55</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</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 are 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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