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## **30 Main Street, Ballycarry**

### **Starting Bid: £239,950.00**



For sale by Reeds Rains Estate Agents, Carrickfergus 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.

Renovated detached property currently being used as two separate apartments with additional studio and large garage / workshop.

Offering a host of versatile accommodation with the present owners living in the ground floor and with the self contained first floor apartment operating as a successful Air B&B.

Modernised throughout with exceptional uninterrupted views from the rear and additional studio area suited to working from home or as an entertainment area.

A dual oil fired central heating system is installed for each apartment. Externally there is a parking area to the rear and large garage / workshop.

This unique home is situated within the village of Ballycarry with local shop and schooling all just a short stroll away. An internal viewing is essential to appreciate all this fine home has to offer.

Features and Description  
Unique Detached Property  
Presented Used As Two Separate Dwellings  
Suited To A Range Of Various Different Uses  
Large Studio & Separate Attached Garage / Workshop  
Situated In The Heart Of Ballycarry Village  
Stunning Uninterrupted Views

To access the legal pack, please copy and paste the link below  
<http://www.iamsoldni.com/properties/540b092ee98245cc84fc1da26bfa7377/auction-pack>

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Carrickfergus or iamsold,  
[www.iamsoldni.com](http://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 firm's 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.

#### Ground Floor Area (No. 30)

Presently used as a separate apartment ideally suited for an annex or for an Air B&B subject to relevant approval.

#### Lounge Area

20'2" x 14'0" (6.15m x 4.27m)

Laminate wooden floor. Feature stained glass window.

#### Inner Hall

Open through to kitchen/dining area.

#### Kitchen / Diner

19'8" x 19'4" (6.00m x 5.90m)

Modern range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Built in hob and oven. Extractor fan. Part tiled walls and tiled floor. Pine strip ceiling. Exceptional views over surrounding countryside.

#### Shower Room

Contemporary white suite comprising shower cubicle with Jet shower attachment, vanity unit and low flush wc. Part tiled walls and tiled floor. Pine strip ceiling.

#### Bedroom 1

14'0" x 12'6" (4.27m x 3.80m)

Laminate wooden floor. Built in robes.

#### Bedroom 2

12'6" x 12'2" (3.80m x 3.70m)

Laminate wooden floor.

#### First Floor Apartment (No. 30A)

Presently utilised as a self contained apartment operating as an Air B&B.

#### Utility Room

16'7" x 10'1" (5.05m x 3.07m)

Single drainer stainless steel sink unit with mixer tap. Tiled floor.

#### Open Plan Kitchen / Diner

17'9" x 15'4" (5.40m x 4.67m)

Excellent range of fitted high and low level units. Built in hob and oven. Extractor fan. One and a half bowl sink unit with mixer tap. Dining area with laminate wooden floor. Double glazed patio door to balcony. Exceptional views.

#### Balcony

Tiled floor. Uninterrupted views over surrounding countryside.

#### Lounge Area

16'5" x 8'9" (5.00m x 2.67m)

Wood strip floor.

#### Bedroom 1

16'2" x 7'8" (4.93m x 2.34m)

Built in robe with sliding doors.

#### Bedroom 2

17'5" x 11'5" (5.30m x 3.48m)

Range of fitted robes with sliding doors. Laminate wooden floor.

#### Bedroom 3 / Study

10'9" x 10'7" (3.28m x 3.23m)

Laminate wooden floor.

#### Bathroom

Four piece suite comprising PVC panelled bath, separate shower cubicle with rain head shower attachment, vanity unit and low flush wc. Part tiled walls. Heated towel rail.

#### Ground Floor

11'8" x 31'12" (3.56m x 9.75m)

Ground Floor accessed via double uPVC doors. Staircase to first floor.

#### First Floor

25'12" x 20'4" (7.92m x 6.20m)

First floor studio of approximately 55 sq. meters ideal suited to variety of uses including additional apartment, games room, yoga loft or home office. Superb views. Separate cloakroom with wc and vanity unit.

#### Attached Garage / Workshop

23'5" x 20'5" (7.14m x 6.22m)

Metal up and over door. Dual oil tanks. Light and power.