

Fetherstons
485 Lisburn Road
BELFAST
BT9 7EZ
t: 028 9066 1111
email: info@fetherstons.com

18 Rath Mor, 1A Stewartstown Avenue, Belfast

Starting Bid: £119,950.00



For sale by Fetherstons 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This bright and spacious ground floor apartment is situated within a private development just off Andersonstown Road.

The property offers well proportioned accommodation which is tastefully presented by the current owner and benefits from an open plan kitchen and living room and 2 bedrooms, including master with ensuite.

In addition the property has secure, covered residents car parking spaces accessed via electric gates along with additional residents and visitor parking and beautifully maintained communal gardens.

Convenient to a wide range of local amenities including shops and public transport and close to Belfast City Centre, early viewing is recommended.

Features

Modern Ground Floor Apartment

Good Sized Lounge with Dining Area

Open Plan Fitted Kitchen with Range of Appliances

2 Bedrooms Including Master with Ensuite Shower Room

Bathroom with White Suite

uPVC Double Glazed Windows/Gas Central Heating

Well Presented Throughout

Covered Residents Parking/Additional Parking

Beautifully Maintained Communal Gardens

Extremely Convenient Location, Close to Local Amenities Including Shops and Public Transport

Energy Rating C71/C76

ENTRANCE HALL Oak effect uPVC double glazed front door. Tiled floor. Storage cupboard.

LOUNGE WITH DINING AREA 19' 10" x 16' 3" (6.05m x 4.95m) (overall to include kitchen)
Wood flooring, open plan to..

KITCHEN Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under, extractor fan, plumbed for washing machine, integrated dishwasher, integrated fridge and freezer, tiled floor, part tiled walls, concealed gas fired boiler

BEDROOM 12' 0" x 8' 9" (3.66m x 2.67m) Wood flooring

ENSUITE White suite comprising pedestal wash hand basin, low flush wc, fully tiled shower cubicle with Aspirante electric shower, part tiled walls, tiled floor, extractor fan

BEDROOM 10' 8" x 7' 1" (3.25m x 2.16m) Wood flooring

BATHROOM White suite comprising panelled bath with mixer tap and shower over, low flush wc, pedestal wash hand basin, storage cupboard, part tiled walls, tiled floor, extractor fan

OUTSIDE Access via electric gates to secure, covered residents parking. Additional residents and visitor parking. Beautifully maintained communal gardens.

TO VIEW OR MAKE A BID Contact Fetherstons or iamsold, 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.

ENTRANCE HALL

Oak effect uPVC double glazed front door. Tiled floor. Storage cupboard.

LOUNGE WITH DINING AREA

19' 10" x 16' 3" (6.05m x 4.95m)

(overall to include kitchen) Wood flooring, open plan to..

KITCHEN

Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under, extractor fan, plumbed for washing machine, integrated dishwasher, integrated fridge and freezer, tiled floor, part tiled walls, concealed gas fired boiler

BEDROOM

12' 0" x 8' 9" (3.66m x 2.67m)

Wood flooring

ENSUITE

White suite comprising pedestal wash hand basin, low flush wc, fully tiled shower cubicle with Aspirante electric shower, part tiled walls, tiled floor, extractor fan

BEDROOM

10' 8" x 7' 1" (3.25m x 2.16m)

Wood flooring

BATHROOM

White suite comprising panelled bath with mixer tap and shower over, low flush wc, pedestal wash hand basin, storage cupboard, part tiled walls, tiled floor, extractor fan

OUTSIDE

Access via electric gates to secure, covered residents parking. Additional residents and visitor parking. Beautifully maintained communal gardens.