

GERARD MCCLINTON  
ESTATE AGENT



4 Muskett Park, Belfast, BT8 8QR  
Offers in the region of £179,950









# 4 Muskett Park

## Belfast, BT8 8QR

- Convenient Carryduff Location
- 3 Bedrooms
- Contemporary Bathroom Suite with Bath & Electric Shower
- Pvc Double Glazed Windows and Doors
- Driveway to Front & Landscaped Gardens To Rear
- Modern Build Semi Detached Home In a Family Friendly Cul De Sac
- Spacious Living Dining Area Opening Onto Modern Kitchen
- Attached Garage and Utility Room
- Oil Fired Central Heating

Gerard McClinton Estate Agent is thrilled to present this fantastic home for sale in the desirable and convenient area of Muskett Park in Carryduff. Carryduff is a popular choice for home buyers due to its central location between Saintfield, Lisburn, Belfast, and Comber, making it ideal for commuters. In addition to its convenient location, Carryduff offers a range of local shops, eateries, leisure facilities, and sought-after schools, making it a truly welcoming and homely place to live.

The property itself is situated in a family-friendly cul de sac and features a charming red brick exterior with a garage. Inside, you'll find a spacious open living dining area with a solid wooden floor that seamlessly connects to the modern kitchen. The kitchen boasts a range of appliances and fitted units.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom with a P-shaped bath and modern fixtures including an electric shower. The loft which is floored is accessed via pull down keyhole ladder

Outside, the property offers an attached garage with a roller door at the front and a convenient utility room at the rear accessed via a pedestrian door, ensuring that the washing machine and tumble dryer is kept separate from the main living areas. The rear garden has been beautifully landscaped and features a lawn and designated paved areas for outdoor entertaining.

Other notable information:  
\* full planning permission previously granted for a single storey extension to the rear offering further living space and a first floor extension above the garage for additional principle bedroom and en-suite - planning ref: LA05/2022/0657/F - granted November 2023  
\* Tenure - leasehold - approx £35 per annum



### Entrance Hall

Living Dining Room 23'4" x 11'9" (7.114 x 3.59)

Kitchen 10'1" x 6'11" (3.08 x 2.11)

### First Floor Landing

Bedroom 11'9" x 8'4" (3.599 x 2.556)

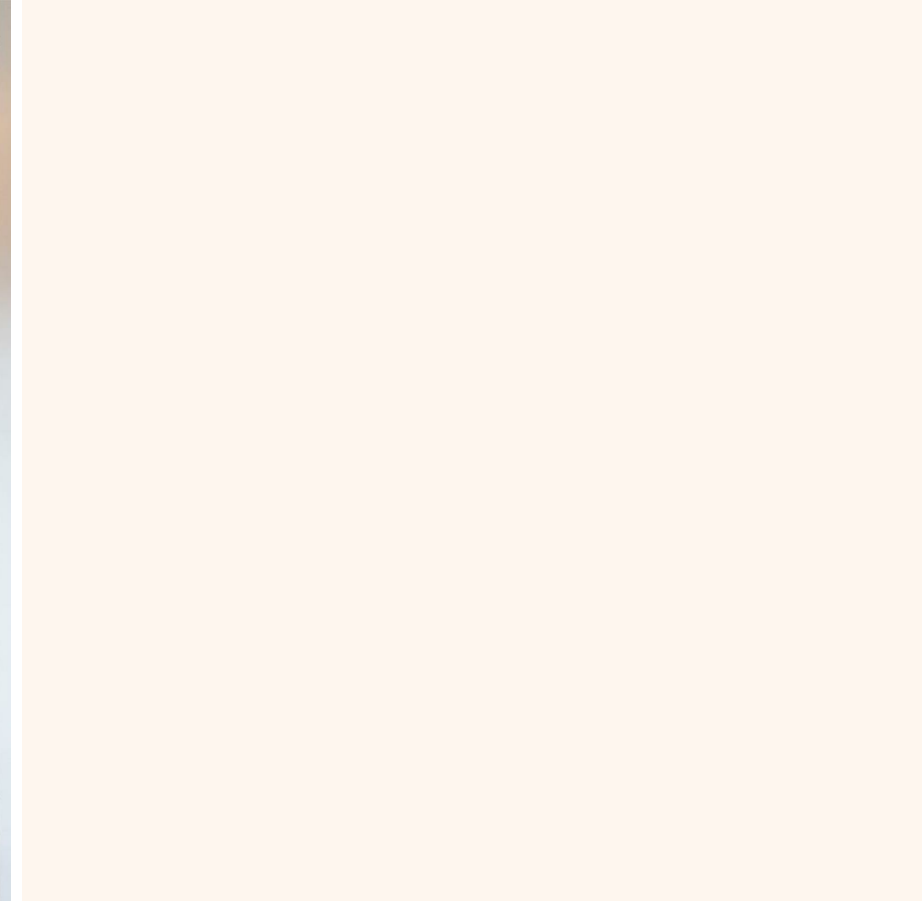
Bedroom 11'4" x 8'4" (3.46 x 2.55)

Bedroom 8'2" x 6'10" (2.5 x 2.089)

Bathroom 8'3" x 6'0" (2.52 x 1.85)

Garage & Utility Room 23'4" x 7'8" (7.114 x 2.35)

### Outside



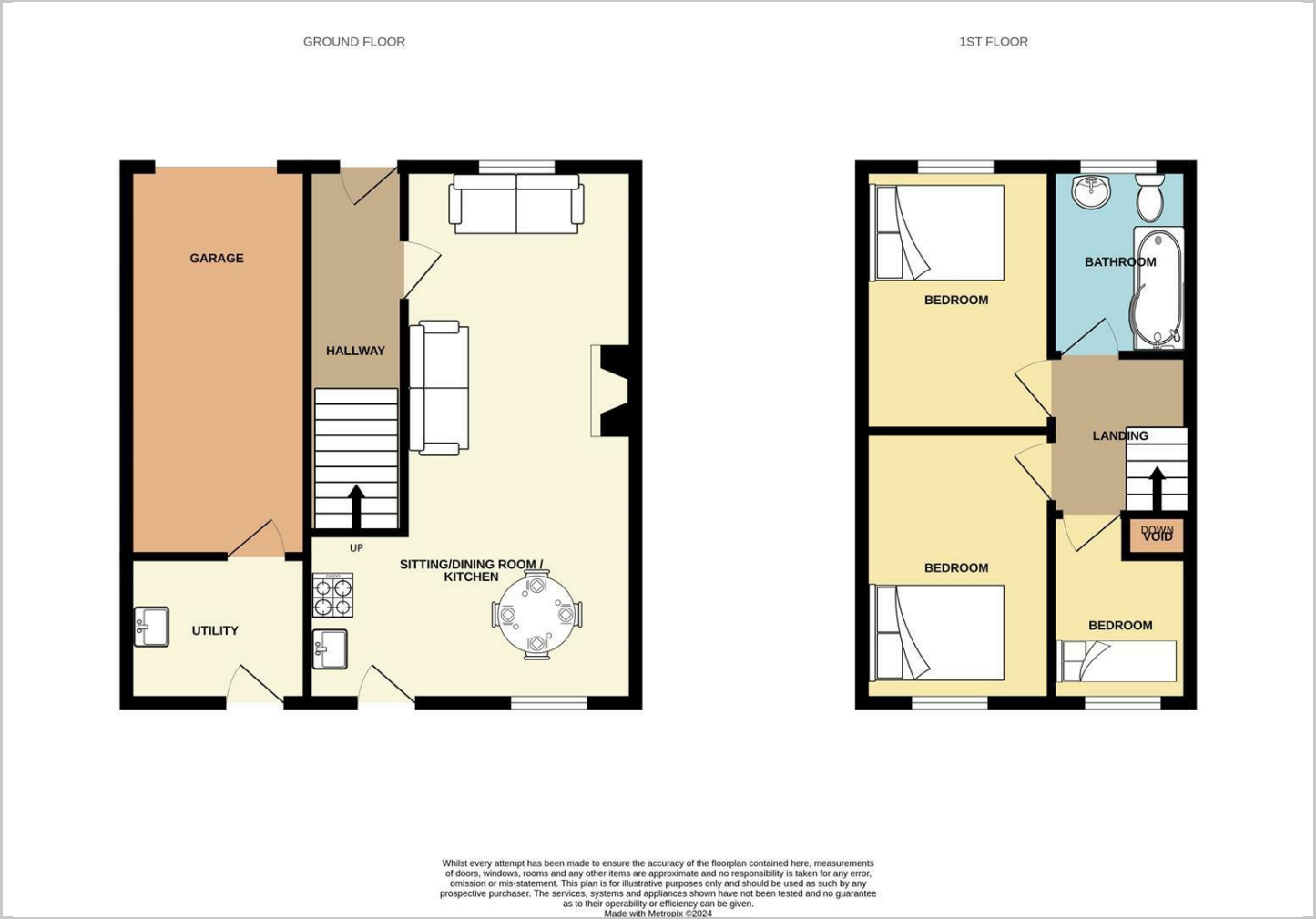
Directions







Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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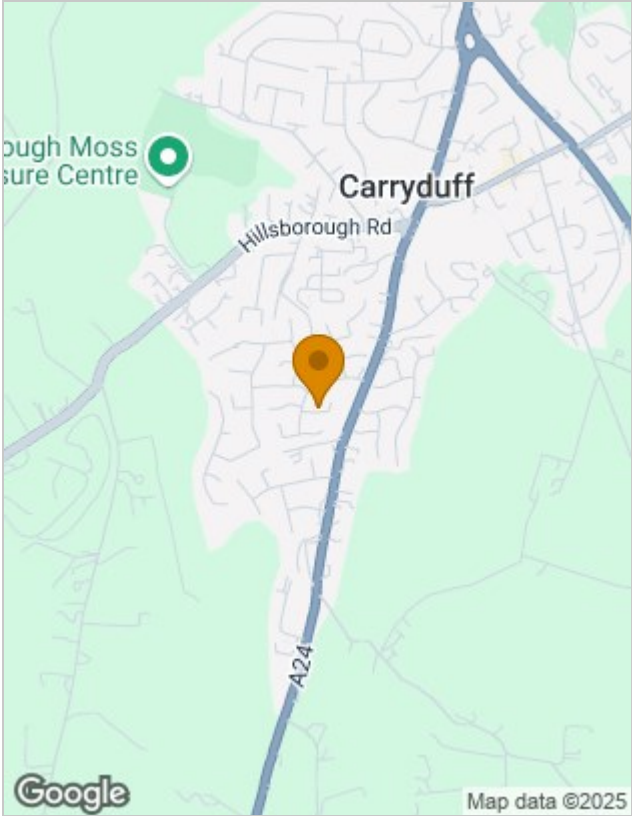
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

