



## 5 Muskett Grove, Ballynahinch road, Carryduff, BT8 8QT

**Asking Price £119,950**

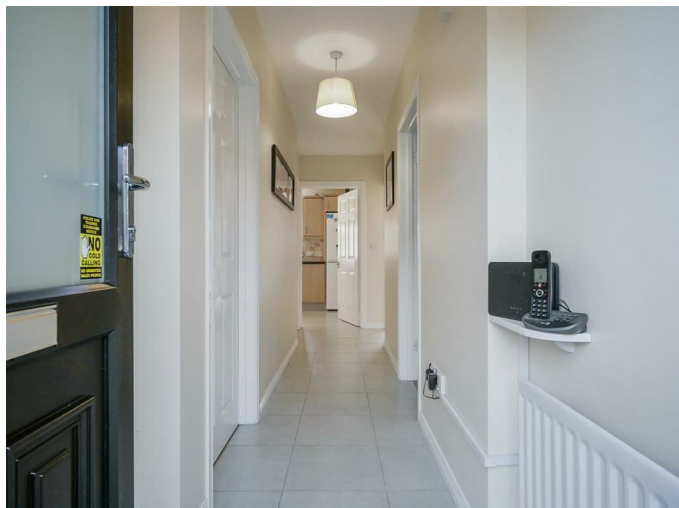
Located off the Ballynahinch Road In Carryduff, we are delighted to bring to the market 5 Muskett Grove, a well maintained and superbly presented ground floor apartment. Bright and spacious throughout, this home offers 2 good size bedrooms, bright and spacious lounge with dining area, a modern fitted kitchen and a white shower suite. It is finished with oil fired central heating and double glazed windows.

An ideal investment property, it is sure to be of appeal to those looking for a quality property in a convenient and desirable area.

- Beautifully Presented Ground Floor Apartment
- Spacious Lounge / Dining
- Contemporary White Shower suite
- Double Glazing
- Two Double Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Off Street Parking

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		EU Directive 2002/91/EC	

## Entrance Hall



Newly installed glazed upvc front door opens onto entrance hall with grey tiled flooring.

## Lounge / Dining 15'9" x 9'10" (4.81m x 3.00m)



Spacious lounge / dining room with laminate flooring.

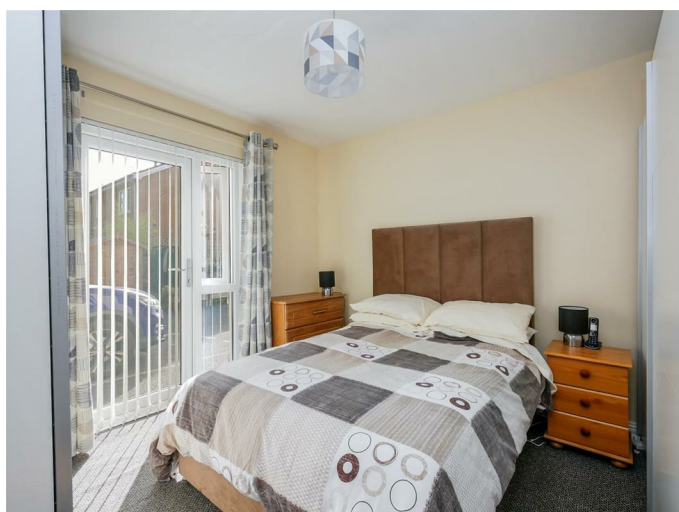


### **Modern Fitted Kitchen 12'5" x 7'8" (3.79m x 2.36m)**



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink and drainer, integrated electric oven with ceramic hob and overhead extractor fan. Plumbed for washing machine. Part tiled walls and grey tiled flooring.

### **Bedroom 1 11'1" x 10'6" (3.39m x 3.22m)**

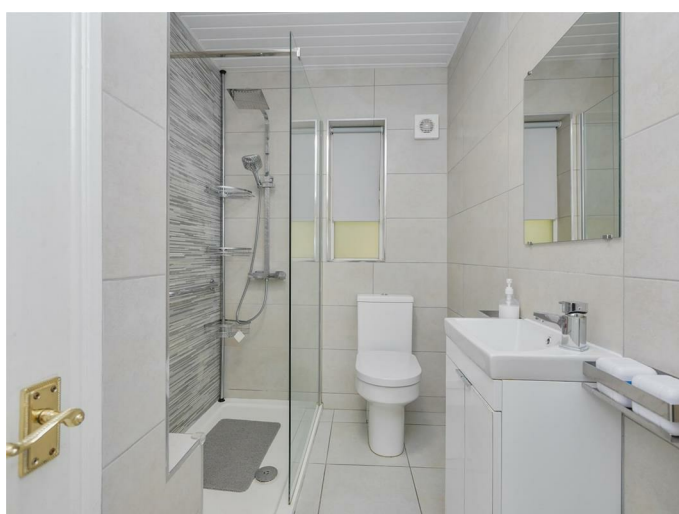


Spacious double bedroom with newly installed glazed upvc door and window that gives direct access to the rear of the property.

### Bedroom 2 9'6" x 9'2" (2.91m x 2.80m)



### Contemporary White Shower suite 9'0" x 5'3" (2.76m x 1.62m)



Contemporary white shower suite comprising of walk-in shower, w.c and wash hand basin with storage below. Access to hot press. Modern grey tiled walls and flooring.

### Property Exterior



Mature flower beds to the front and small ramp access to front door. Additional storage area to the rear housing oil tank and boiler.

## Off Street Parking

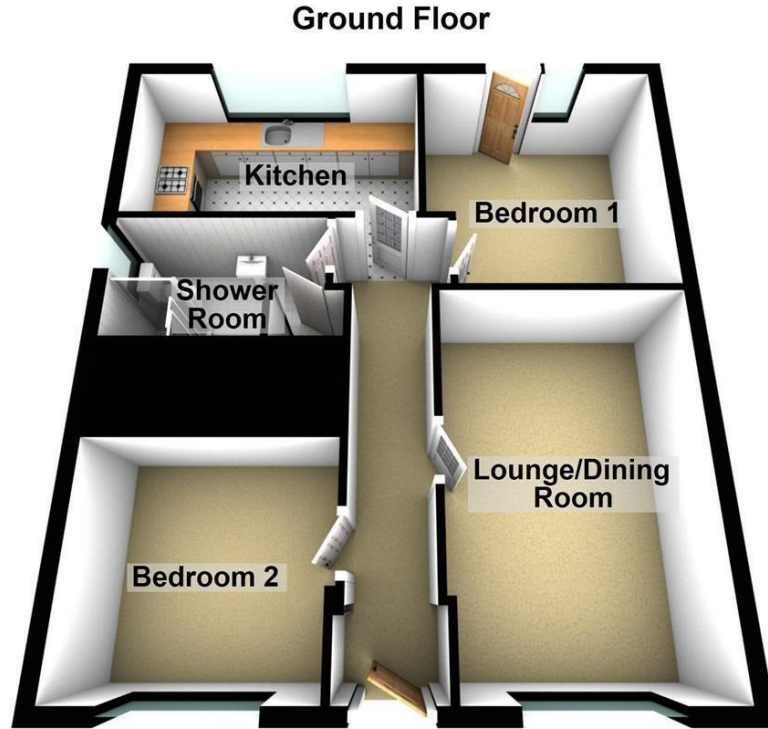


Allocated off street parking to the rear of the property for one car.

## Management Info

Management fees are approx £30 per month which includes building insurance.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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 of representation of fact, but must satisfy themselves by inspection 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.

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