



30 Muskett Road, Ballynahinch Road, Carryduff, BT8 8QS

Asking Price £185,000

Situated within convenient setting, this semi detached home is set in one of Carryduff's most popular and sought after developments located just off the Ballynahinch Road. The property has been well maintained throughout and is sure to be of appeal to a wide range of buyers. The accommodation in brief comprises of 3 bedrooms all of which are capable of facilitating double beds, a spacious lounge, a modern fitted kitchen with range of built-in units that also opens to the dining room and completing the accommodation there is a spacious white shower suite on the 1st floor. Outside there is off street parking, with gardens to both the front and good size rear. In a high demand location, viewing is immediately recommended!

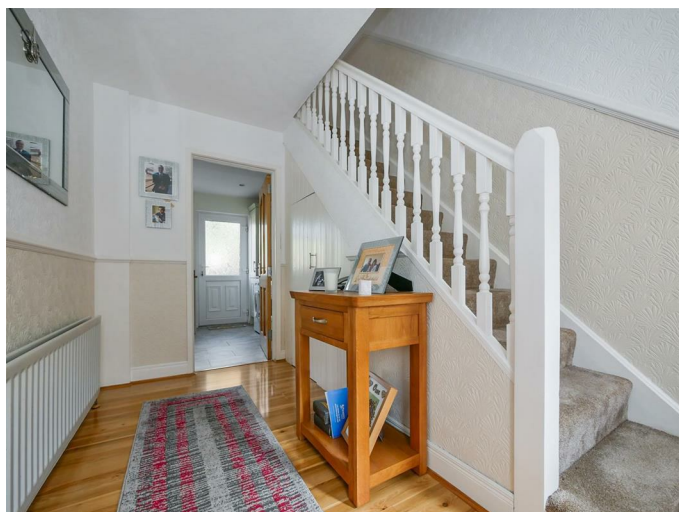
- Georgian style semi detached home
- Spacious lounge
- Modern 1st floor shower suite
- Double glazed windows
- Gardens to the front and rear
- Three good size bedrooms
- Modern fitted kitchen that opens to the dining room
- Oil fired central heating
- Off street parking
- Popular residential location

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | | |
| EU Directive 2002/91/EC | | | |

The accommodation comprises

Pvc double glazed front door leading to the entrance hall

Entrance hall



Wood flooring. under stairs storage.

Lounge 13'4 x 11'5 (4.06m x 3.48m)



Wood flooring, multi fuel burner.

Kitchen 11'8 x 8'9 (3.56m x 2.67m)



Range of high and low level units, single drainer sink unit with mixer taps, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor canopy, plumbed for washing machine, fridge freezer space, recessed spotlights, tile effect laminate flooring, archway leading to the dining room.

Dining room 9'7 x 9'1 (2.92m x 2.77m)



Tile effect laminate flooring.

1st floor

Landing, hot press, roof space access.

Bedroom 1 13'1 x 8'9 (3.99m x 2.67m)



Laminate flooring.

Bedroom 2 11'9 x 10'4 (3.58m x 3.15m)



Laminate flooring.

Bedroom 3 8'5 x 8'1 (2.57m x 2.46m)



Laminate flooring. Built in robes.

Shower room 8'1 x 5'8 (2.46m x 1.73m)



Modern suite comprising corner shower cubicle, Mira Azora shower, pvc panelled walls and ceiling, recessed spotlights, low flush w/c, wash hand basin with storage below.

Outside

Off street parking for 2-3 cars.

Front gardens

Gardens to the front laid in lawn. Hedging offering privacy.

Rear gardens



Enclosed gardens to the rear laid in lawn with additional flagged patio and decking areas, outside tap, pvc oil tank, boiler house housing oil fired boiler,

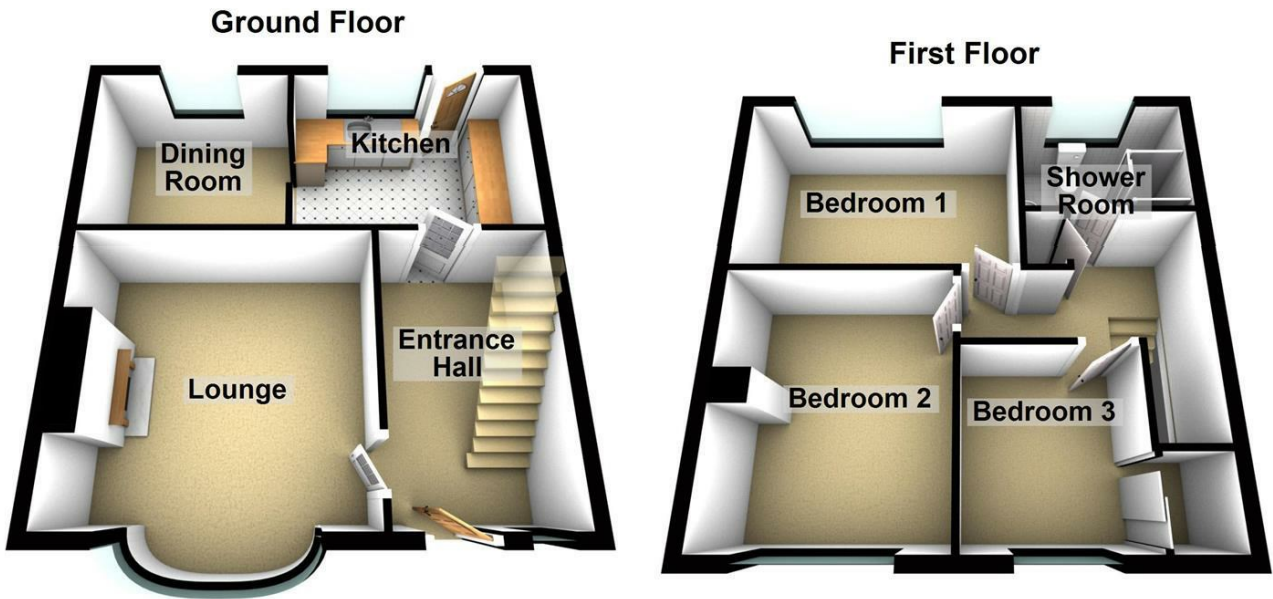
Decking area



Rear elevation



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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