



5 Muskett Drive

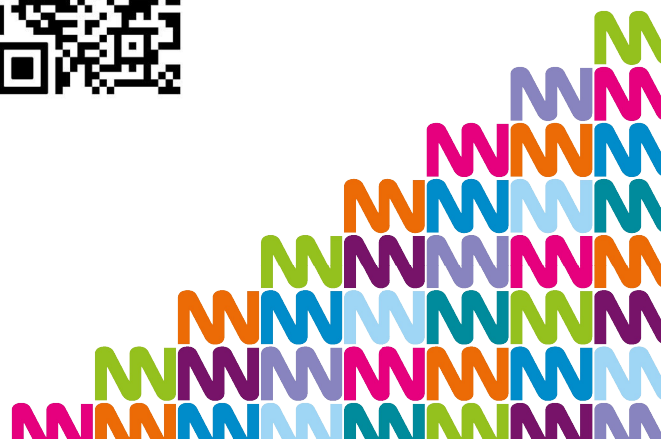
Carryduff, Belfast
BT8 8QN

Offers In The
Region Of £160,000

- Set in a quiet cul-de-sac
- Semi-Detached Home
- Well Presented Throughout
- Three Bedrooms
- Kitchen with fitted units and access to the Rear Garden
- Spacious Lounge/Dining Room
- Fully Enclosed Rear Garden
- Ample Off Street Parking
- Oil Fired Central Heating
- EPC - 41E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located in one of the most sought after locations in Carryduff, this semi-detached property provides the perfect blend of comfort & convenience. Amazing opportunity for a wide range of buyers - first time buyers, families and those looking to downsize.

This home offers three generously sized bedrooms and a convenient family bathroom located upstairs. The spacious living area, complete with an open fire, flows seamlessly into the dining space, while the fitted kitchen provides access to the charming, enclosed rear garden.

This property enjoys convenient access to the main road, offering frequent public transport links to a range of nearby areas, including Belfast City Centre. Residents of Carryduff will find everything they need close at hand, with local shops, restaurants, schools, and leisure facilities all just moments away.

ACCOMMODATION

The ground floor comprises of a generous lounge with an open fire that extends to the dining area, fitted kitchen space that allows for access to the rear garden. The family bathroom and three sizeable bedrooms are located on the first floor.

OUTSIDE

To the front there is a tarmac driveway with ample space to park a number of cars which is alongside an easily maintained front garden. The rear garden is private and benefits from both a tarmac and grass area.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

ENQUIRES TO

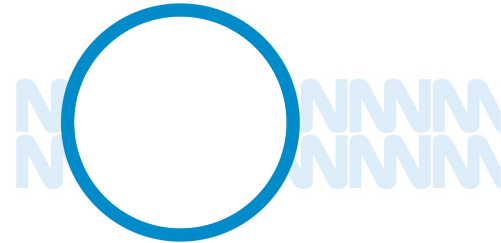
Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



5 Muskett Drive, Carryduff

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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