

**No 7 MUSKETT GARDENS, Ballynahinch Road, Carryduff BT8 8QW**



This Georgian Style, traditionally built semi detached home is well situated in a popular development only a short stroll from the main A24 Ballynahinch Road where it passes through the centre of Carryduff village. On a level site with excellent off road car parking and good sized gardens front and rear opening to which a small conservatory has been constructed. The location is ideal for commuting with frequent public transport and school bus services connecting with other towns including Belfast City centre. Built as a three bedroom property originally, it now offers two one the largest of which retains two windows and two room doors. Re-instating the original three bedroom facility, if required, should not present a significant problem to the discerning purchaser. The property has oil fired central heating installed with radiators to most rooms, some rooms, including the conservatory have wood laminate flooring, the bathroom suite has been upgraded and the kitchen has potential for improvement. An open fireplace is positioned in the through living room. Please note that no tests have been carried out in respect of any fixture or fitting including those in the bathroom and kitchen or the central heating fittings and neither is any warranty offered.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

**Asking Price: Offers Invited Around £135,000-00**

**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**

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Entrance Porch : 4/6 x 3/11 with wood laminate flooring and wall mounted radiator.

Through Sitting Room: 23/5 x 11/6 and part 10/4 x 7/10 maximum with useful understairs storage, dark wood surround to marble affect fireplace with tiled hearth (fire not tested or commissioned) and two double radiators, carpeted flooring.



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Conservatory: 9/11 x 7/1 with glazed window panes and polycarbonate roof line, wood laminate floor and Upvc glazed door to garden. Low level mounted radiator.

Kitchen: 9/11 x 6/6 with range of floor and wall shaker style cupboards including inset oval sink top with mixer taps, tiled floor and Upvc rear entrance door. Recessed ceiling lighting.



First Floor:

Bedroom 1: 14/8 x 11/5 with two windows to front (two bedroom doors also) and two central heating radiators, now made into one larger bedroom but could be re-instated to two rooms as required. Wood laminate floor.



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Bedroom 2: 11/7 x 7/10 with aspect to rear. Wood laminate floor.



Bathroom: 8/4 x 6/0 with fully tiled walls and tiled floor. White suite comprising panelled bath with chrome taps, pedestal wash hand basin with mono mixer tap and low flush W.C. Hot Press with copper cylinder and immersion heater. Wall mounted chrome towel rail. Recessed ceiling lighting.



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Central Heating: The property has benefited from oil fired central heating (not tested)  
Outside: Long tarmac driveway to front with good off road car parking space leading towards rear

Gardens: Level front and rear garden in lawn



Tenure: Long Leasehold subject to an Annual Rent of £35-00

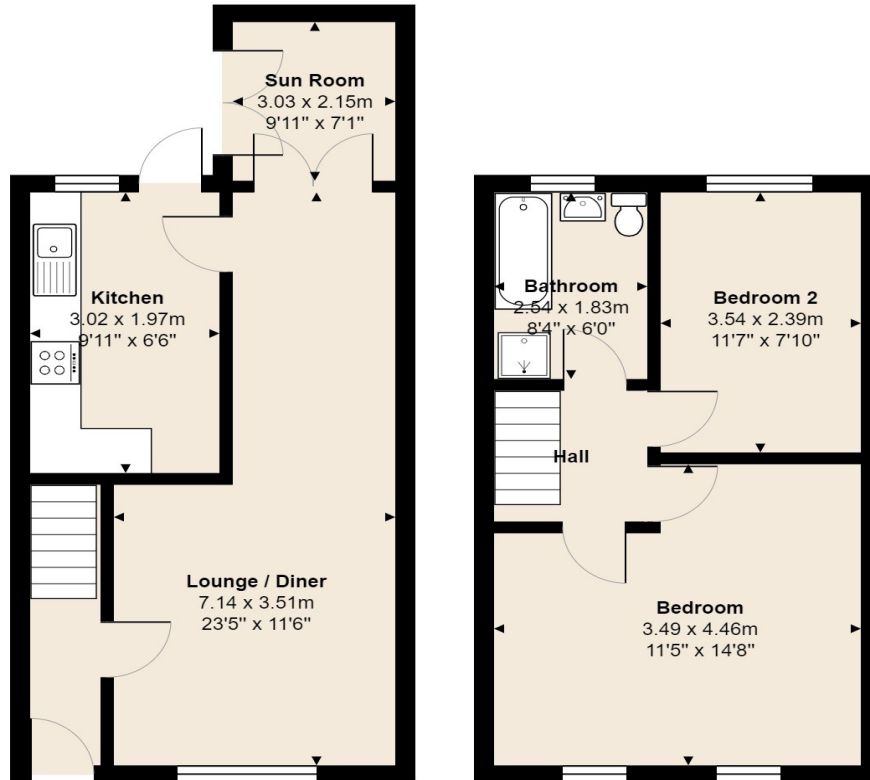
Rateable Value: Land & Property Services web site confirm a Capital Value of £105,000-00 upon which Lisburn and Castlereagh City Council have calculated the domestic rates payable for the year commencing 01 April 2023 as £878-43

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7 Muskett Gardens



Total Area: 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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