



## 3 Oakwood Heights

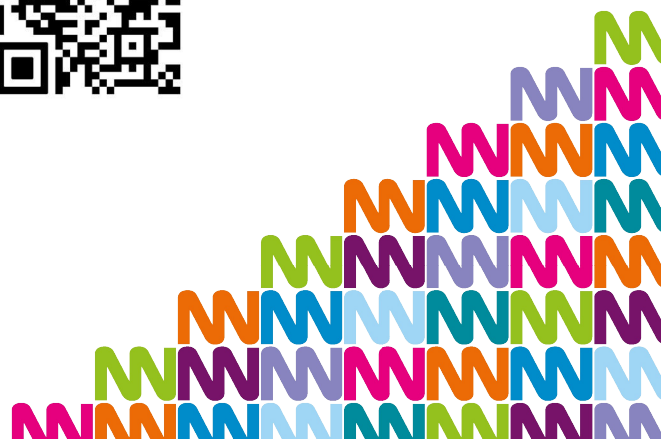
Belfast  
BT8 8SP

Offers In The  
Region Of £235,000

- Detached Bungalow
- Well Presented Throughout
- 3 Bedrooms
- Kitchen/ Dining Room with access to Rear Garden
- Spacious Lounge
- Family Bathroom
- Stunning Front Garden with Enclosed Rear Garden
- Home Office/ Bedroom
- Oil Fired Central Heating
- EPC - 52E



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	52	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This spacious and beautifully presented detached bungalow has been modernised offering a stylish design and contemporary finish to the property which is located in a quiet cul-de-sac in the ever so popular Carryduff.

This home features 3 well proportioned bedrooms- two with built in wardrobes and a bedroom that is perfect for those working from home. A cosy lounge area with a wood burner and a modern tiled bathroom/shower room. A spacious open plan kitchen/dining area that leads you to the beautiful rear garden consisting of a patio area with a walkway that guides you too the 2 garden sheds accompanied by the array of plants, shrubs & flowers.

This property benefits from the easy access to the main road with frequent public transport to numerous surrounding and wider locations including Belfast City Centre. Living in Carryduff, you will never struggle for amenities with local shops, eateries, schools and leisure facilities just a stone's throw away.

## ACCOMMODATION

The property comprises of a generous lounge complemented with a wood burner, kitchen with open-plan dining area, family bathroom and three well proportioned bedrooms (office space).

## OUTSIDE

Set on a generous plot, the home is complemented by well maintained lawns on both the front and rear of the property. With the perfect mix of patio space, grass areas, BBQ area and an array of mature shrubs & borders. The rear garden also comprises of two garden sheds for any of your storage needs.

## MORTGAGE ADVICE

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

## ENQUIRES TO

Kyle Toan:

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3 Oakwood Heights, 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

**Kyle Toan**

[kyle@quinnestateagents.com](mailto:kyle@quinnestateagents.com)

### Ballynahinch Branch

24 High Street  
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**028 9756 4400**

### Downpatrick Branch

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Downpatrick BT30 6LP

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### Banbridge Branch

18 Bridge Street  
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### Carryduff Branch

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### General Enquiries

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