



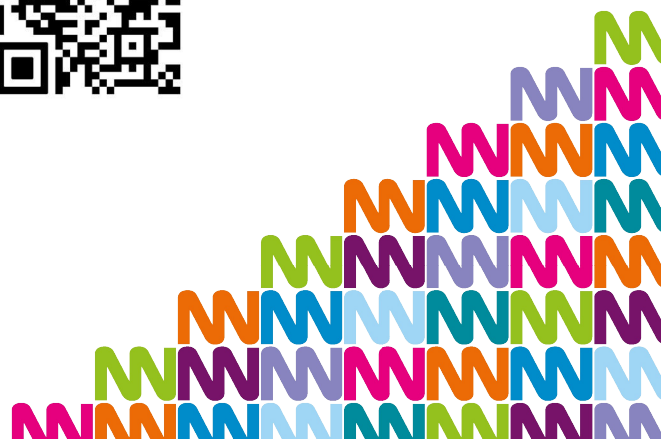
**8 Oakwood Avenue**  
Belfast  
BT8 8SW

**Offers In The  
Region Of £215,000**

- Semi-Detached 3 Bedroom Bungalow
- Spacious Lounge
- Kitchen with fitted units and access to the rear garden
- Master Bedroom w/ Ensuite
- Family Bathroom
- Sunroom
- Fully Enclosed Rear Garden w/ garage
- Fantastic View over Carryduff
- Oil Fired Central Heating
- EPC - 61D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Situated in the heart of Carryduff, this beautifully presented 3-bedroom semi-detached bungalow offers spacious and versatile living ideal for families, first time buyers or those looking to downsize without compromise.

The property comprises of 3 well proportioned bedrooms (master with ensuite), lounge area, spacious kitchen and dining area, family bathroom and a sunroom.

One of the standout features of this property is the fully enclosed rear garden with an adjacent garage, providing a private outdoor space for gardening enthusiasts to thrive, or simply for enjoying the fresh air with a wonderful view over Carryduff.

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

This Bungalow comprises of a generous lounge with an electric fire, spacious open plan kitchen with dining area, family bathroom, 3 well proportioned bedrooms with ample storage and an ensuite leading in from the master bedroom. Also as you walk through one of the bedrooms/office space you are greeted with an extended sunroom with a stunning view.

## OUTSIDE

Easily maintained front garden, driveway to the side of the house that leads to a spacious garage space. As you go to the rear of the property, you are greeted with an amazing view of Carryduff alongside a patio area with a beautifully presented gardening area.

## 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:

[kyle@quinnestateagents.com](mailto:kyle@quinnestateagents.com) or 07542 607015



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  
Ballynahinch BT24 8AB

**028 9756 4400**

### Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP

**028 4461 2100**

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

### General Enquiries

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

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)