

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



For any enquiry relating to this property, please contact

Kyle Toan

kyle@quinnestateagents.com



9 Oakwood Heights Carryduff, Belfast BT8 8SP

Offers In The Region Of £355,000

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.

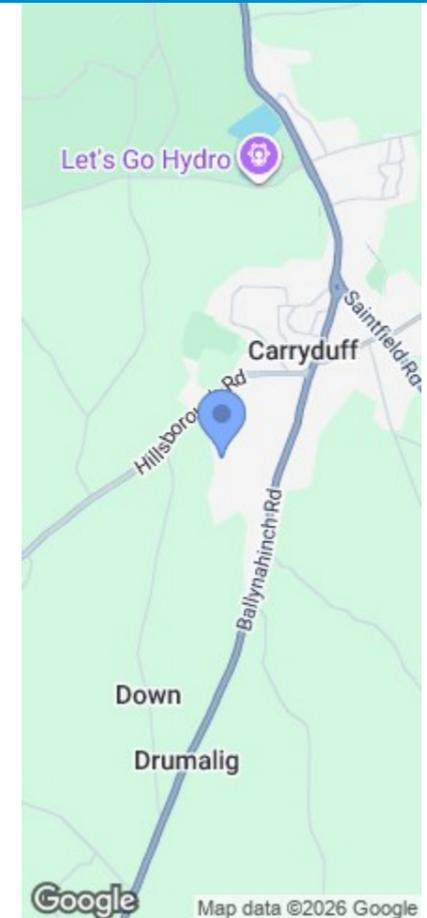
- Detached Bungalow w/ Converted Roof Space
- Five Well-Proportioned Bedrooms
- Separate Home Office - Ideal for Remote Working
- Lounge w/ Feature Wood-Burning Stove
- Modern Fully Fitted Kitchen & Dining Area
- Two Bathrooms & Ensuite
- Generous Site with Extensive Off-Street Parking
- Detached Garage with Utility Room & WC
- Enclosed Rear Garden with Patio Areas
- Gas Fired Central Heating / UPVC Double Glazed Windows

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



9 Oakwood Heights

Carryduff, Belfast, BT8 8SP



Situated in the heart of Carryduff, this impressive detached bungalow offers a fantastic opportunity to purchase a spacious and versatile family home extending to approximately 1,743 sq ft, with a converted roof space providing additional accommodation.

Internally, the property is bright and well laid out, featuring a welcoming entrance hall, a cosy lounge with a wood-burning stove, and a modern fully fitted kitchen open planned to the dining area. The ground floor also includes two bedrooms (ensuite), a family bathroom and a separate office space. Upstairs, there are three further bedrooms and an additional shower room, offering excellent flexibility for growing families.

Externally, the home sits on a generous site with extensive off-street parking, a paved driveway and a spacious detached garage complete with a fully fitted utility room and separate WC. The enclosed rear garden with patio areas provides the perfect space for outdoor relaxation.

Carryduff is a highly sought after location offering a range of local amenities, reputable schools and excellent commuter links to Belfast & surrounding areas, combining convenience with a peaceful residential setting.

A superb family home in a prime location - early viewing is highly recommended.

ACCOMMODATION

Internally, the property boasts five bedrooms across two floors (Bedroom 4 w/ Ensuite), a lounge area with a wood-burning stove, an open plan kitchen & dining area, home office, and two bathrooms also across two floors.

OUTSIDE

Externally, it benefits from a generous site with extensive off-street parking, a paved driveway, detached garage with utility room & WC, and an enclosed rear garden with patio areas.

MORTGAGE ADVICE

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

ENQUIRES TO

Kyle Toan:

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