

QUINN

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Carryduff Branch

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General Enquiries

carryduff@quinnestateagents.com



For any enquiry relating to this property, please contact

Kyle Toan

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14 Oakwood Avenue
Carryduff, Belfast
BT8 8SW

Offers Over
£269,950

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.

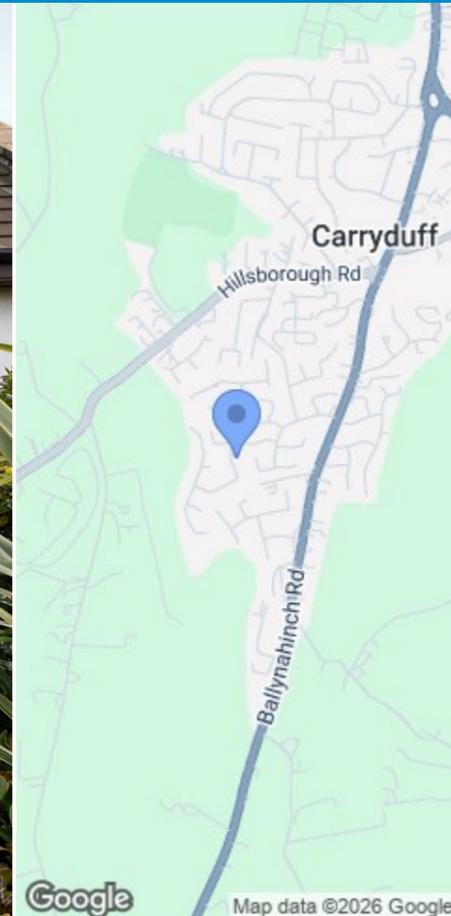
Valuation/Mortgage Service

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 with Extension
- Beautifully Presented Throughout
- Three Well Proportioned Bedrooms
- Principal Bedroom with Ensuite
- Lounge with Gas Fire
- Kitchen/Dining Area w/ Access to Rear Garden
- Bright and Adaptable Extended Family Room
- Landscaped Front and Enclosed Rear Garden
- Detached Garage / Off Street Parking
- EPC - TBC

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			





This beautifully designed cottage-style detached bungalow, complete with a thoughtfully planned extension, offers an exceptional blend of character and modern living in a highly desirable residential location.

Internally, the property boasts three well-proportioned bedrooms (principal bedroom with ensuite). The inviting lounge provides a warm and relaxing atmosphere, enhanced by a gas fire, perfect for cosy evenings at home. At the heart of the property is a generous open plan fitted kitchen and dining area, featuring a charming multi fuel burner that creates a wonderful focal point for everyday living and entertaining alike. The bright and adaptable extended family room offers additional living space, ideal for a playroom, home office or second sitting area. A contemporary family bathroom completes the accommodation.

Externally, this home truly sets itself apart. The front and rear gardens showcase a perfect balance of lawn and decorative stone areas, beautifully framed by an array of plants, shrubs and seasonal flowers. The spacious enclosed rear garden provides a private and peaceful setting, an ideal space for relaxing or socialising. There is also direct access to a detached garage, while the property further benefits from off-street parking for multiple vehicles.

A charming home with superb outdoor space, 14 Oakwood Avenue is sure to appeal to a wide range of buyers seeking comfort, style and versatility in a sought-after location.

ACCOMMODATION

Internally, the property offers three well-proportioned bedrooms including a principal ensuite, a lounge with a gas fire, a spacious open plan kitchen/dining area with multi fuel burner, an extended family room, and a modern family bathroom.

OUTSIDE

Externally, it boasts beautifully landscaped front and rear gardens with a mix of lawn and stone areas, a spacious enclosed rear yard, a detached garage, and off-street parking for multiple vehicles.

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:
kyle@quinnestateagents.com or 07542 607015



14 Oakwood Avenue, Carryduff