

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

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



**25 Knockbracken Crescent**  
Carryduff, Belfast  
BT8 8DB

**Offers In The**  
**Region Of £350,000**

### 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.

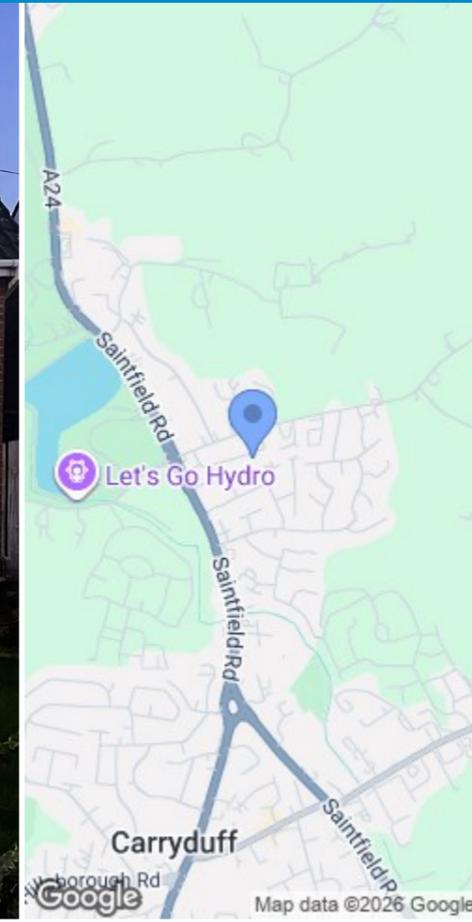
- Detached Bungalow with Converted Roof Space
- Excellent Condition Throughout
- Lounge w/ Wood Burner
- Separate Dining Area
- Recently Fitted Kitchen
- Recently Fitted Family Bathroom
- Three First-Floor Bedrooms (Principal with Ensuite) & Downstairs Bedroom
- Enclosed Rear Garden / Detached Garage / Gated Off Street Parking
- New Gas Boiler & UPVC Double Glazed Windows Installed
- 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			



# 25 Knockbracken Crescent

Carryduff, Belfast, BT8 8DB



This well-presented detached bungalow with converted roof space offers spacious and versatile accommodation in a popular residential area of Carryduff.

The ground floor comprises of a welcoming entrance hall, a comfortable lounge with wood-burning stove, separate dining room, recently installed fully fitted kitchen & family bathroom, a bedroom with built-in slide robes, and a family room with access to the rear garden.

Upstairs, the converted roof space provides three well-proportioned bedrooms, including a principal bedroom with ensuite and additional roof space access.

Externally, the property benefits from substantial gated off-street parking, a low-maintenance front garden, and an enclosed rear garden with decking, lawn and patio area. A spacious detached garage completes this attractive home.

This is a fantastic opportunity to acquire a beautifully maintained home in a highly sought-after location. Living in Carryduff, you will never struggle for amenities - Early viewing is recommended.

## ACCOMMODATION

Internally, the property boasts a spacious lounge area with a wood burning stove, a versatile family room, a separate dining room, a recently fitted kitchen, a recently fitted bathroom, four bedrooms and a principal ensuite.

## OUTSIDE

Externally, it benefits from gated off-street parking, a detached garage, a front yard and a fully enclosed rear garden with a blend of decking, lawn and 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](mailto:donnan@ritchieclean.co.uk). Donnan is based in our Downpatrick branch.

## ENQUIRES TO

Kyle Toan:

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



25 Knockbracken Crescent, Carryduff, Belfast