

QUINN

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Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
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General Enquiries

carryduff@quinnestateagents.com



For any enquiry relating to this property, please contact

Kyle Toan

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50 Oakwood Avenue
Carryduff, Belfast
BT8 8SW

Offers In The
Region Of £375,000

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.

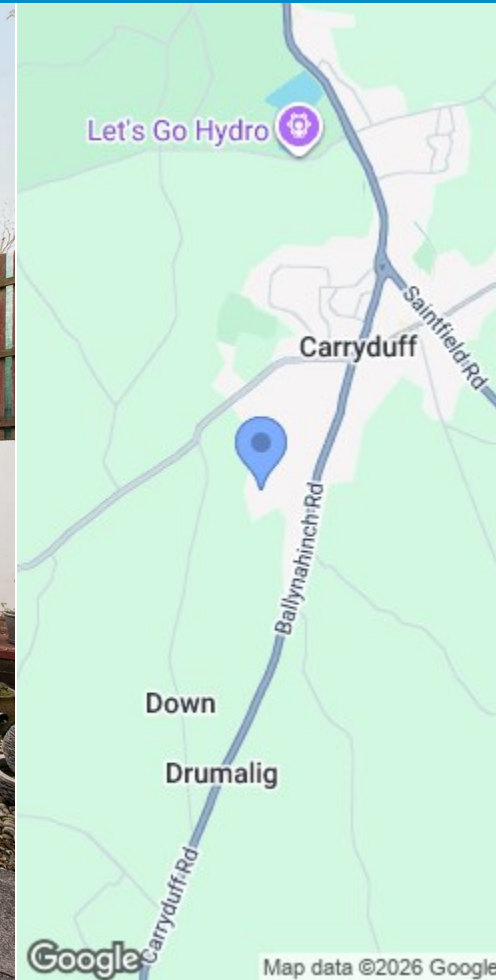
Valuation/Mortgage Service

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 Family Home
- Spacious Four Bedrooms
- Lounge w/ Open Fire
- Separate Dining Room
- Modern Fully Fitted Kitchen & Family Room
- Family Bathroom & Convenient Downstairs WC
- Fully Enclosed Rear Garden
- Off Street Parking & Attached Garage
- Amazing Location
- Gas Fired Central Heating

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 is a superb opportunity to acquire a beautifully presented four-bedroom detached home, ideally positioned within a highly sought-after residential area in the heart of Carryduff. Occupying a generous site and extending to approximately 1,690 sq ft, this impressive property has been thoughtfully extended to offer spacious, modern living perfectly suited to growing families.

Upon entering, you are welcomed by a bright and inviting entrance hall. The spacious lounge, complete with an attractive open fire, provides a warm and relaxing setting and flows seamlessly into a separate dining area. The heart of the home is the stunning, modern fully fitted kitchen, designed with both style and practicality in mind. The kitchen leads through to a cosy family room with direct access to the rear garden. The ground floor further benefits from a convenient downstairs WC and an attached garage.

Upstairs, a generous central landing provides access to four well-proportioned bedrooms, each offering ample space and versatility. The principal bedroom benefits from a private en-suite, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a fully enclosed rear garden, ideal for children and outdoor entertaining. To the front, there is a neat lawn and off-street parking.

ACCOMMODATION

Internally, the property offers bright, spacious and well-appointed accommodation, including a lounge area with an open fire, separate dining room, fitted kitchen with an adjoining family room, four generously sized bedrooms (principal with en-suite), family bathroom and a downstairs WC.

OUTSIDE

Externally, the home benefits from a generous site with a fully enclosed rear garden, front lawn, off-street parking, and an attached garage.

MORTGAGE ADVICE

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

ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



50 Oakwood Avenue, Carryduff