



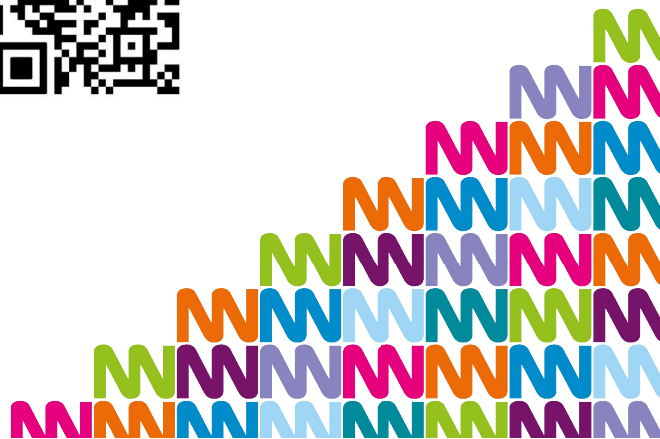
**1 Winchester Drive**  
 Carryduff, Belfast  
 BT8 8QD

**Offers In The Region Of £185,000**

- Recently Refurbished Semi-Detached Home
- Ideal for First-Time Buyers, Growing Families or those Looking to Downsize
- Three Well-Proportioned First-Floor Bedrooms
- Lounge with an Attractive Electric Fire
- Fully Fitted Kitchen
- Newly Installed Family Bathroom
- Generous Off-Street Parking w/ Front, Side & Rear Gardens
- Excellent 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		75
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Situated in one of Carryduff's most desirable residential locations, this beautifully refurbished three bedroom semi-detached home offers the perfect combination of modern comfort, convenience, and style perfect for first-time buyers, growing families, or those looking to downsize.

The property has been tastefully modernised throughout. Internally, the home boasts a bright and spacious lounge featuring an attractive electric fire and flows effortlessly into the dining area, creating an ideal space for relaxing or entertaining. The fully fitted kitchen offers excellent storage and direct access to the beautifully maintained rear and side gardens.

The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom complete with fitted built-in wardrobes. A contemporary family bathroom that has been recently installed, offering a sleek and modern finish.

Externally, the property benefits from generous off-street parking, low-maintenance front gardens, and newly installed fencing surrounding the home.

Located just minutes from Carryduff's excellent range of local amenities, residents can enjoy easy access to shops, cafes, restaurants, schools, and leisure facilities. The property also benefits from superb transport links, with regular public transport services and convenient access to Belfast City Centre and surrounding areas.

#### ACCOMMODATION

Internally, the property offers a beautifully modernised interior with a bright spacious lounge, open dining area, fully fitted kitchen, three well-proportioned bedrooms (principal w/ built-in wardrobes), and a recently installed family bathroom.

#### OUTSIDE

Externally, the home benefits from generous off-street parking, a beautifully low maintenance front, rear and side gardens, with newly installed fencing.

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on [laura@ritchieclean.co.uk](mailto:laura@ritchieclean.co.uk)

#### ENQUIRES TO

Kyle Toan:

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



For any enquiry relating to this property, please contact

**Kyle Toan**

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028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

028 4062 2226

#### Carryduff Branch

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#### General Enquiries

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



1 Winchester Drive, Carryduff, Belfast

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.

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