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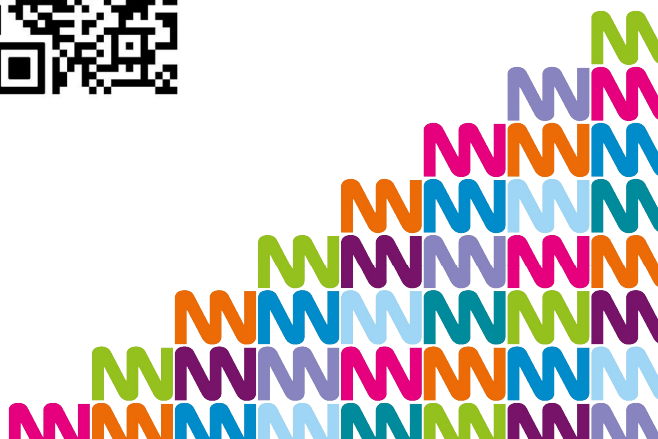
34 Wayland Street
 Castlereagh, Belfast
 BT5 5GU

**Offers In The
 Region Of £130,000**

- Mid-Terrace Home Located just off the Castlereagh Road
- Ideal for First-Time Buyers, Young Professionals, or Investors
- Excellent Location - Convenient to Belfast City Centre & Surrounding Areas
- Two Spacious First Floor Bedrooms
- Bright & Cosy Lounge
- Fully Fitted Kitchen w/ Dining Space
- Family Bathroom
- Gas Fired Central Heating
- Early Viewing is Recommended
- EPC - 60D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Situated just off the ever-popular Castlereagh Road, this charming mid-terrace home at Wayland Street offers comfortable and convenient living, ideal for first-time buyers, young professionals, or investors alike.

Internally, the home boasts a warm and inviting lounge that flows seamlessly into a fully fitted kitchen with dining space, ideal for everyday living. Completing the ground floor is a well presented family bathroom designed with practicality and comfort in mind. The first floor comprises of two bright and generously sized bedrooms, both offering excellent natural light and versatile living accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space perfect for enjoying the warmer months or low-maintenance outdoor living.

The location is a key feature of this home, with excellent access to local shops, schools, cafes, and public transport links. Castlereagh Road and the surrounding area continue to be highly sought after due to their convenience to Belfast City Centre, nearby parks, and a wide range of everyday amenities, making this an attractive option for a variety of purchasers.



For any enquiry relating to this property, please contact

Kyle Toan

kyle@quinnestateagents.com

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Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP

028 4461 2100

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18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

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14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

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ACCOMMODATION

Internally, the property offers a lounge, a fully fitted kitchen with dining area, a ground floor family bathroom, and two spacious first floor bedrooms. Externally, the home benefits from a private enclosed rear garden.

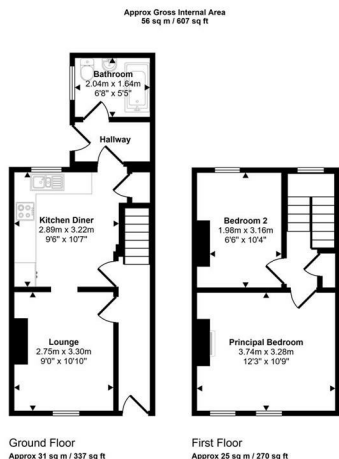
MORTGAGE ADVICE

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:

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.