



79 Oakwood Avenue, Ballynahinch road, Carryduff, BT8 8SW

Asking Price £299,950

Oakwood Avenue has always been a popular residential location within Carryduff!

The property is conveniently close to leading primary and post-primary schools, ensuring a smooth and easy commute as well as being only a few minutes drive from the local shops, Rockmount Golf Club and the Loughmoss Leisure Centre.

This detached bungalow boasts three bedrooms, master with en-suite shower, spacious lounge, modern fitted kitchen/dining with built in appliances and quartz work surfaces, sun room off bedroom three, and family bathroom suite, making it the perfect family home.

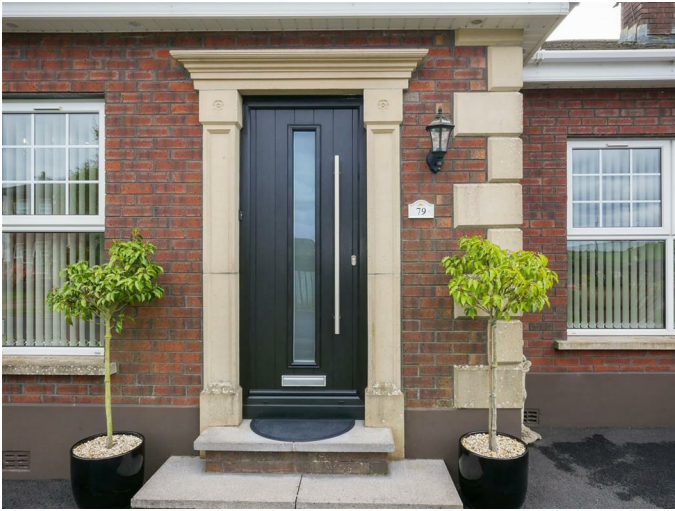
As you step inside, you'll be greeted by an immaculately presented interior, offering a warm and inviting atmosphere. Outside, there is a double driveway to the front leading to attached garage and private, enclosed rear garden that offers superb space for relaxation and entertaining guests.

- Detached Bungalow
- Master With En-Suite
- Fantastic Kitchen / Dining
- Family Bathroom Suite
- Double Driveway Leading To Attached Graage
- Three Bedrooms
- Spacious Lounge
- Sun Room Off Bedroom Three
- Oil Heating/Double Glazed
- Private Enclosed Rear Garden & Patio

Energy Efficiency Rating		Current	Potential
(92-100)	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			
Northern Ireland			

Current	Potential
59	69

EU Directive 2002/91/EC



Entrance Hall



Composite glass panelled front door to entrance porch. Glass panelled front door to hallway.

Lounge 17'2 x 14'1 (5.23m x 4.29m)



Sandstone fire-place with matching inset and hearth. Floorboards sanded and varnished.



Shaker Style Kitchen/Dining 20'7 x 11'9 (6.27m x 3.58m)



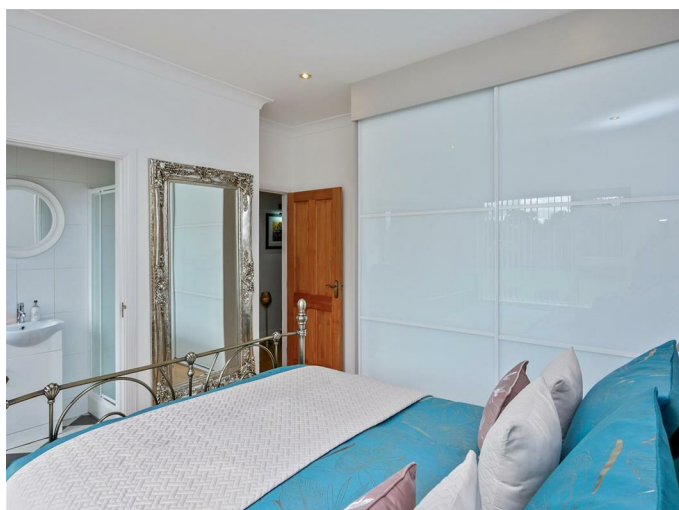
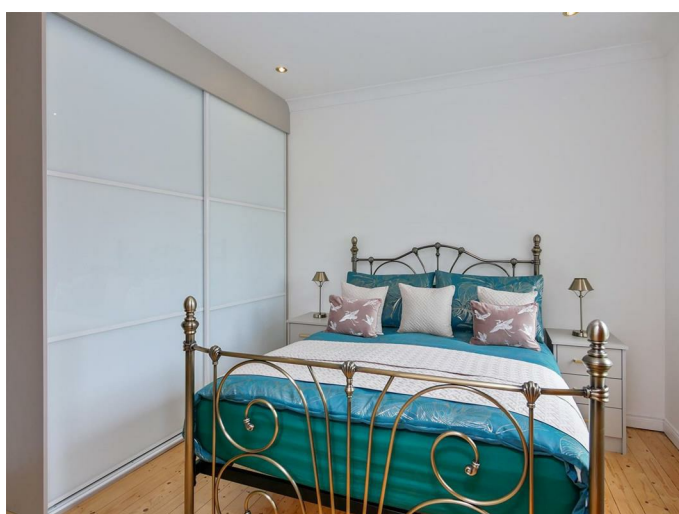
Excellent range of high and low level built in units, quartz worktops, built in Bosch 4 ring hob and overhead extractor fan. Single drainer stainless steel sink unit with mixer taps, eye level oven. Integrated dish-washer. Centre island with matching work top. Breakfast bar. Spot-lights.
Tiled flooring.



Bedroom One 12'2 x 10'4 (3.71m x 3.15m)



Floorboards sanded and stained. Double built in sliding robes.



En-suite

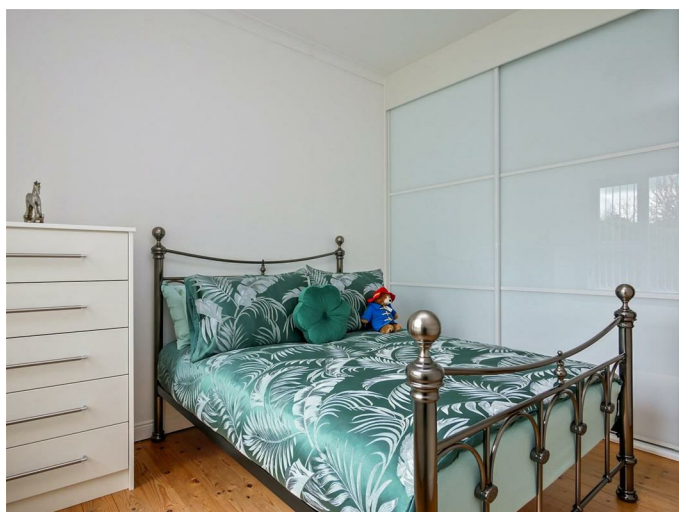


Comprising walk in shower cubicle with chrome shower unit, wash hand basin with storage below, low flush w.c Fully tiled walls. Tiled flooring. Tongue and groove ceiling.

Bedroom Two 12'4 x 10'2 (3.76m x 3.10m)



Floorboards sanded and stained. Double built in sliding robes.



Living Area / Bedroom Three 9'8 x 9'5 (2.95m x 2.87m)



floorboards sanded and stained. Pvc doors to Conservatory / Sun Room

Conservatory / Sun Room 13'0 x 10'5 (3.96m x 3.18m)



Tiled flooring, spotlights. Pvc doors patio and garden. Conservatory with cosy style roof.

White Bathroom Suite



Comprising panelled bath with mixer taps, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring.
Tongue and groove ceiling with spot-lights.

Inner Hallway

Hot-press. Access to the roof-space.

Front Garden

Garden laid in lawn. Double block driveway with ample parking, leading to attached garage.

Attached Garage 16'4 x 9'8 (4.98m x 2.95m)

Electric roller door with light and power. Housing oil fired boiler. Storage into roof space.

Outside Rear

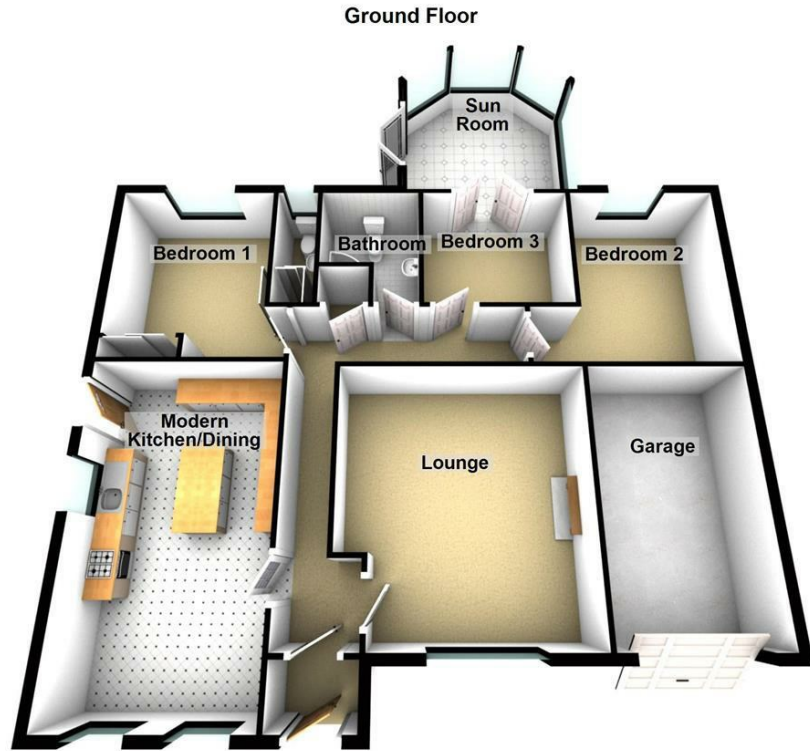


Flagged patio area overlooking mature gardens laid in lawn with an excellent range of plants, shrubs. Bordered by timber fencing.



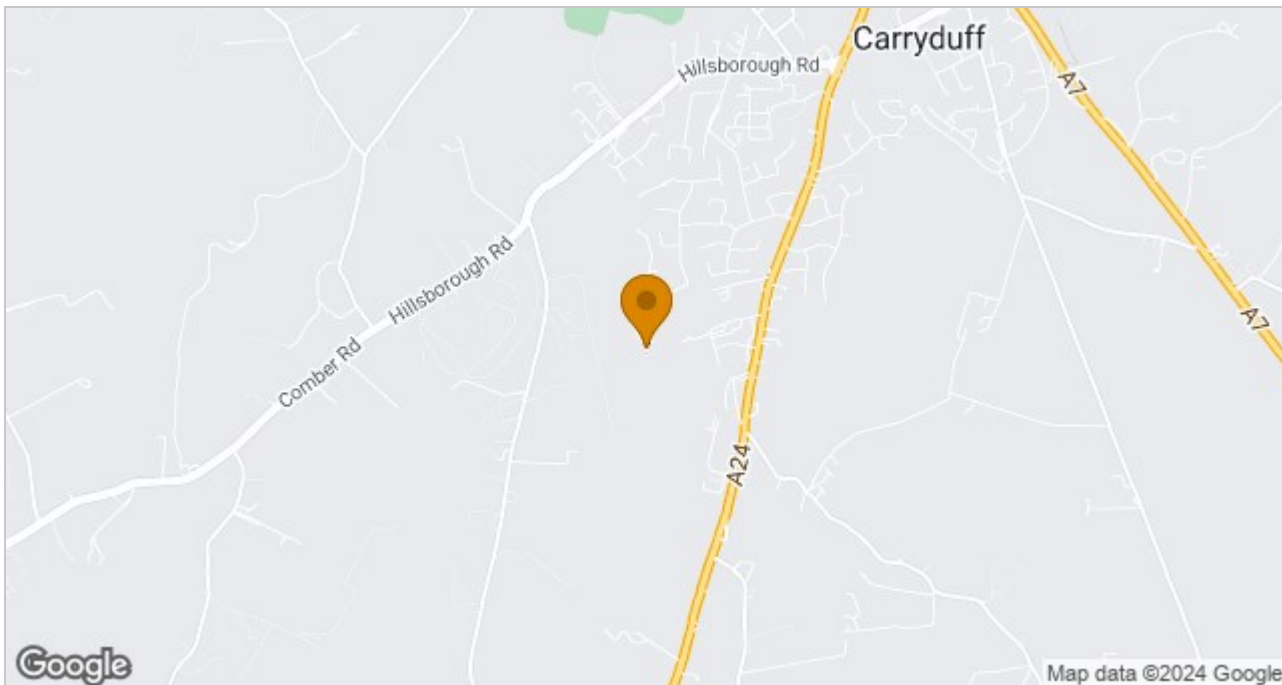


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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