



38 Oakwood Avenue, Ballynahinch Road, Carryduff, BT8 8SW

Asking Price £249,950

38 Oakwood Ave is a beautiful detached bungalow that offers fantastic, well proportioned accommodation to suit most family needs. The property comprises of three good sized bedrooms with master ensuite, spacious lounge with large feature fireplace, fitted kitchen and white bathrooms suite. Externally there is a mature garden with laid lawns to the front and back, along with a driveway to the side offering off street parking. The driveway gives access to a detached garage to the rear which comes complete with power and lighting.

Oakwood has consistently been a popular location with families with the mix of house types and its convenience to leading schools both primary and post primary.

Commuting to all parts of Belfast could not be easier, via the Saintfield Road and the Outer Ring which is a short drive away or by the popular Cairnshill Park and Ride scheme. The local area plays host to an enviable range of sporting and recreational amenities, including, football clubs, Lets Go Hydro, Belvoir, Rockmount Golf Club, all of which are within a few minutes drive.

- Detached Bungalow
- Spacious Lounge with feature fireplace
- White Bathroom Suite
- South Facing Rear Garden
- Off Street Parking
- Three Bedrooms with Master Ensuite
- Fitted Kitchen
- Gas Fired Central Heating / Double Glazed
- Detached Garage
- Chain Free Sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lowest running costs		
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

Front Porch 5'10" x 4'7" (1.80m x 1.40m)

Glazed upvc front door opens onto spacious front porch which leads onto inner entrance hall.

Entrance Hall



Built-in storage

Lounge 19'10" x 12'9" (6.05m x 3.91m)



Spacious lounge with large feature fireplace.

Fitted Kitchen



Fitted kitchen with a selection of upper and lower level units complete with formica worktops and integrated stainless steel sink and drainer. Plumbed for washing machine. Part tiled walls and tiled flooring. Glazed upvc door opens onto enclosed rear garden.

Bedroom 1 11'11" x 11'9" (3.64m x 3.59m)



Ensuite 11'9" x 2'11" (3.59m x 0.91)



Cream ensuite comprising of shower cubicle, pedestal wash hand basin and w.c. Vinyl flooring.

Bedroom 2 11'10" x 10'10" (3.62m x 3.31m)



Bedroom 3 10'10" x 9'0" (3.31m x 2.75m)



White Bathroom Suite 8'0" x 6'11" (2.44m x 2.11m)



White Bathroom suite comprising of pannelled bath, pedestal wash hand basin and low flush w.c. Wooden effect vinyl flooring.

Property Front

Laid lawns to the front with tarmac driveway to the side with off street parking for two cars.

Detached Garage

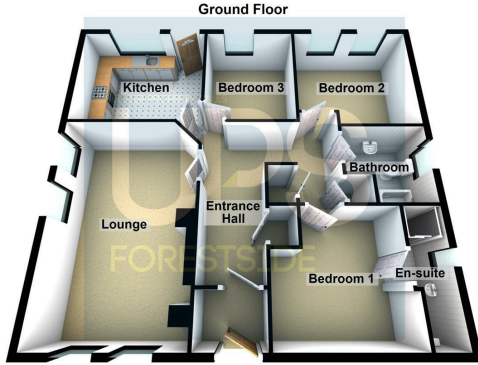
Detached garage with power, lighting and up and over door.

Enclosed Rear Garden



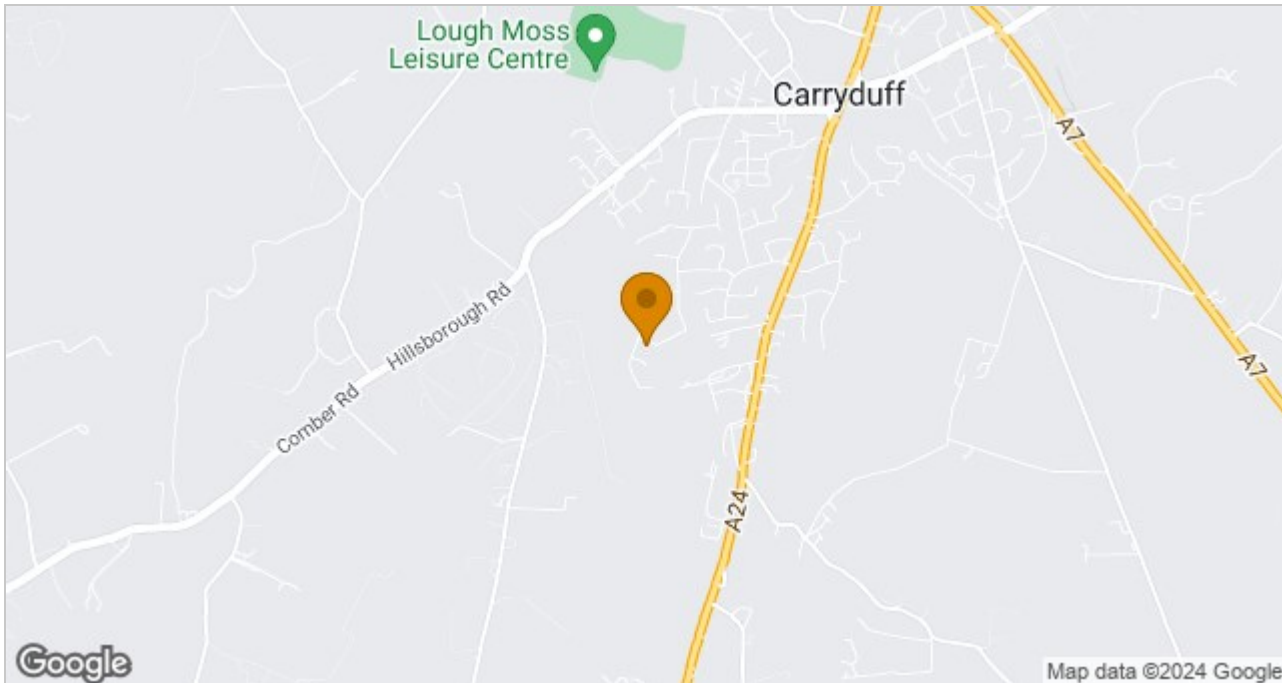
South facing rear garden with raised laid lawns and patio area.

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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