

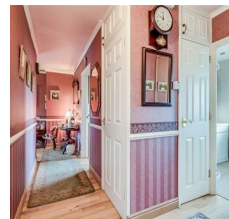


4 Queensbrae

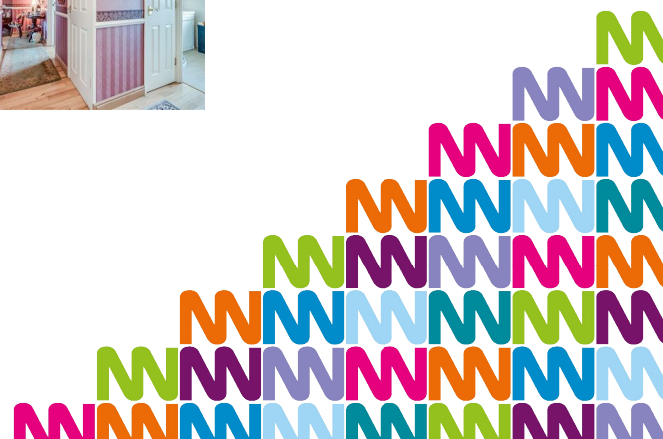
Belfast
BT8 8NR

Offers In The
Region Of £265,000

- Excellent Detached Bungalow
- Spacious ground floor accomodation
- Three bedrooms depending on requirements or two living rooms
- UPVC windows including soffits & fascia
- Attached Garage with enclosed rear garden
- Delux shower Room (no bath)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Nestled in the charming suburb of Queensbrae, Carryduff, Belfast, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious living and dining area provides an inviting space for relaxation and entertaining, ensuring that you can enjoy quality time with loved ones.

The bungalow features a well-appointed bathroom, catering to all your daily needs. An attached garage adds to the practicality of the home, providing ample storage or the potential for a workshop. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues with friends and family.

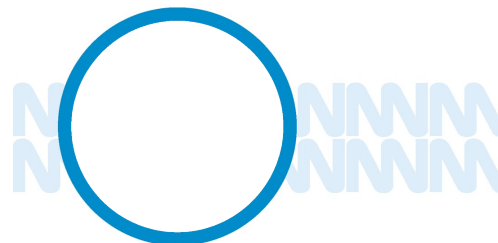
Located in a convenient suburb of Belfast, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both tranquility and accessibility. This bungalow is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this charming property your new home.

Ground Floor

Outside

Viewing Arrangements

Mortgage Advice



For any enquiry relating to this property, please contact

Rachel Martin

rachel@quinnestateagents.com

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

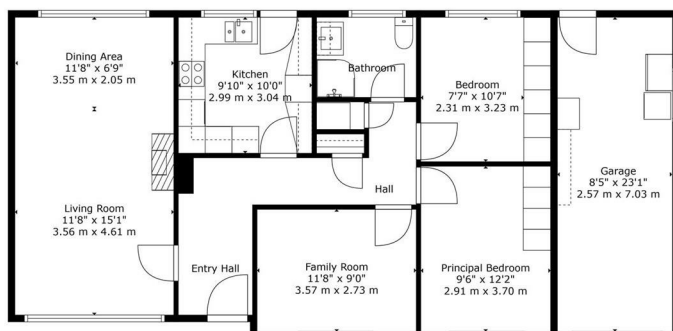
15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

carryduff@quinnestateagents.com



TOTAL: 888 sq. ft. 82 m²
FLOOR: 1: 888 sq. ft. 82 m²
EXCLUDED AREAS: GARAGE: 195 sq. ft. 18 m²
Sizes And Dimensions Are Approximate. Actual May Vary.

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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