

QUINN

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Carryduff BT8 8DN
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General Enquiries

carryduff@quinnestateagents.com



For any enquiry relating to this property, please contact

[Kyle Toan](#)

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4. Ballynahinch Road
Carryduff, Belfast
BT8 8DN

Offers In The
Region Of £419,950

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.

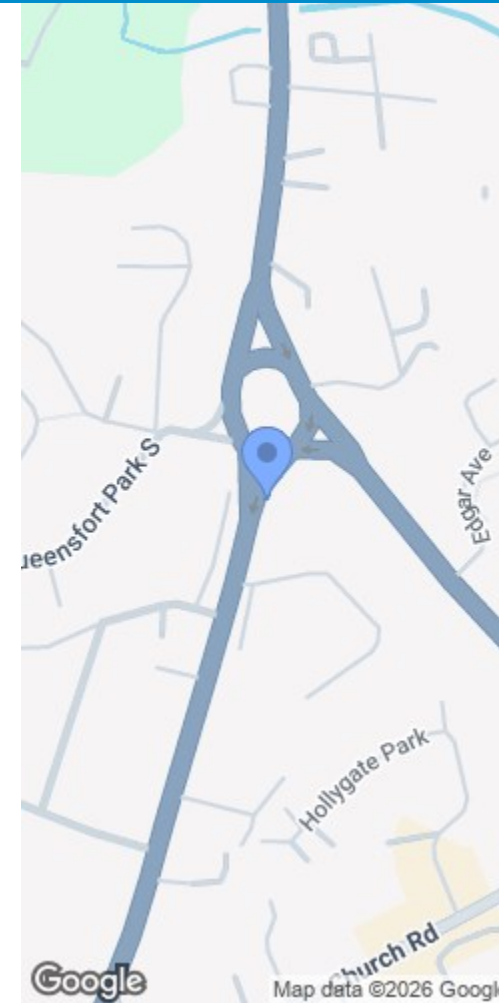
- Beautifully Presented Family Home
- Three Well-Proportioned First Floor Bedrooms
- Versatile Family Room Open Fire / Fourth Bedroom
- Spacious Lounge w/ Charming Open Fire
- Separate Dining Room w/ Access to Rear Garden
- Fully Fitted Kitchen w/ Generous Storage
- Family Bathroom / Ground & First Floor WC
- Enclosed Rear Garden w/ Stylish Seating Area
- Detached Garage w/ Adjoining Utility Room
- Gated Off-Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



4. Ballynahinch Road

Carryduff, Belfast, BT8 8DN



Located perfectly along the Ballynahinch Road in Carryduff - 4 Ballynahinch Road is a truly distinctive home that extends to approximately 1,560 sq ft of well-proportioned living space. Bursting with character and individuality, this is a rare opportunity to secure a property that genuinely stands out from the crowd.

A welcoming entrance hall that will guide you through the ground floor. This home comprises of a warm and spacious lounge with an open fire, a separate dining room with double doors that conveniently leads you to the rear garden, a fully fitted kitchen with excellent storage, a cloakroom that leads you to the WC, and a versatile family room with an open fireplace that could easily serve as a fourth bedroom.

Upstairs boasts three generously sized bedrooms, a family bathroom and an additional WC, perfectly suited to modern family living.

Externally, the property offers substantial gated off-street parking for added privacy. To the front, a well-maintained lawn framed by mature shrubs that creates an attractive setting, while the enclosed rear garden features a stylish seating area ideal for entertaining. A detached garage with an adjoining utility room, complete with full electric supply and network ports, providing exceptional flexibility.

A home with undeniable personality and flexibility, 4 Ballynahinch Road is a home you need to see!



4 Ballynahinch Road, Carryduff

ACCOMMODATION

Internally, the property offers approximately 1,560.77 sq ft of versatile living space, including a spacious lounge with open fire, separate dining room with garden access, fully fitted kitchen, ground floor WC, adaptable family room/fourth bedroom with an open fireplace, and three generous first floor bedrooms with bathroom and additional WC.

OUTSIDE

Externally, the home benefits from gated off-street parking, a well-maintained front lawn bordered by mature shrubs, a beautifully enclosed rear garden with a stylish seating area, and a detached garage with adjoining utility room complete with full electric supply and network ports.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.co.uk Donnan is based in our Downpatrick branch.

ENQUIRES TO

Kyle Toan:

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