QUINN
Estate Agents

Ballynahinch Branch

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Downpatrick Branch

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Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

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Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

General Enquiries

carryduff@quinnestateagents.com

For any enquiry relating to
this property, please contact

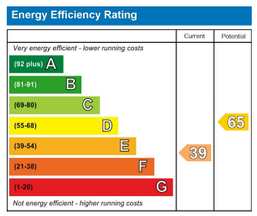
Kyle Toan

kyle@quinnestateagents.com

7 Lough Leane Park
Carryduff, Belfast
BT8 8PN

Offers In The Region Of £250,000

- Beautifully Presented Detached Bungalow
- Three Well Proportioned Ground Floor Bedrooms
- Comfortable Lounge w/ Open Fire
- Spacious Open Plan Fully Fitted Kitchen / Dining Area
- Extended Conservatory w/ Access to Rear Garden
- Converted Roof Space - Providing Two Additional Versatile Rooms
- Detached Garage & Ample Off Street Parking
- Perfectly Located in the Heart of Carryduff
- Oil Fired Central Heating / UPVC Double Glazed Windows
- EPC - TBC



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.

quinnestateagents.com

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Carryduff, Belfast, BT8 8PN

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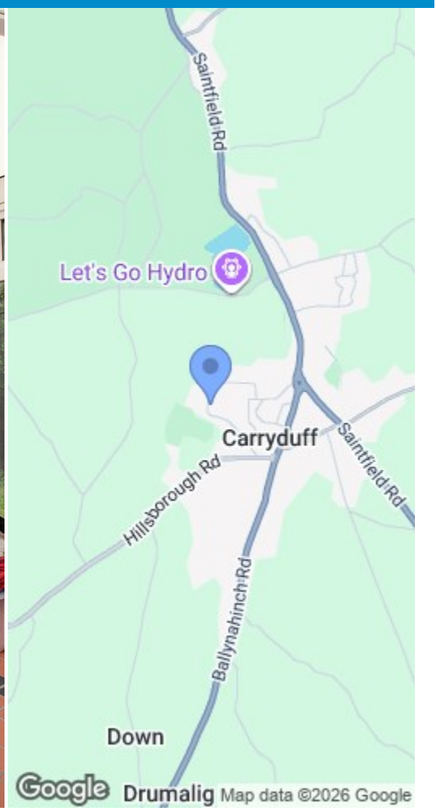

Situated in a sought-after residential area, 7 Lough Leane Park is a beautifully presented, modern detached bungalow offering versatile and spacious accommodation ideal for a range of buyers.

Upon entering the home, you are welcomed by a bright and inviting entrance hall, setting the tone for the well appointed interior and providing access to the various living areas. The property comprises of three generously sized ground floor bedrooms, perfect for family living or those seeking single-level accommodation. The lounge, complete with an open fire, provides a warm and relaxing space to unwind. At the heart of the home is a spacious, contemporary open plan fully fitted kitchen and dining area. The property is further enhanced by an extended conservatory, accessed via Bedroom Two and a family bathroom, completes the ground floor.

The converted and floored first floor roof space adds excellent versatility, boasting two additional rooms which can be utilised as further bedrooms, home offices, or recreational spaces depending on individual needs.

Externally, the property benefits from enclosed front and rear gardens with access surrounding the entire home, providing both privacy and practicality. A detached garage with an adjoining utility area and ample off-street parking completes this amazing home!

ACCOMMODATION

Internally, the property offers three well-proportioned bedrooms, a comfortable lounge with an open fire, a modern open-plan kitchen/dining area, and additional flexible first-floor rooms.

OUTSIDE

Externally, the home benefits from an enclosed front and rear garden, a detached garage with an adjoining utility area and ample off-street parking.

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:

kyle@quinnestateagents.com or 07542 607015

7 Lough Leane Park, Carryduff