

## 6 MARIAN PARK Downpatrick BT30 6NW

- Terrace
- Three bedrooms
- Living room
- Kitchen/ dining area
- Bathroom
- Good investment property
- Popular location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			EU Directive 2002/91/EC

**Asking Price £95,000**

# 6 Marian Park

, Downpatrick, BT30 6NW



## Entrance Hall

16'0" x 6'0" (4.88m x 1.83m)  
Window to front, Storage cupboard, stairs, door to:

## Living Room

12'10" x 12'10" (3.91m x 3.91m)  
Window to front, fireplace, door to:

## Kitchen/Dining Room

8'0" x 12'10" (2.44m x 3.91m)  
Two windows to rear, two doors.

## Landing

8'10" x 9'6" (2.69m x 2.90m)

## Bedroom 1

10'1" x 14'0" (3.07m x 4.27m)  
Window to front, door to:

## Bedroom 2

10'9" x 9'6" (3.28m x 2.90m)  
Window to rear, door to:

## Bathroom

Window to rear, door to:

## Bedroom 3

7'7" x 9'6" (2.31m x 2.90m)  
Window to rear, door to:

## outside

Gardens to the front and rear.

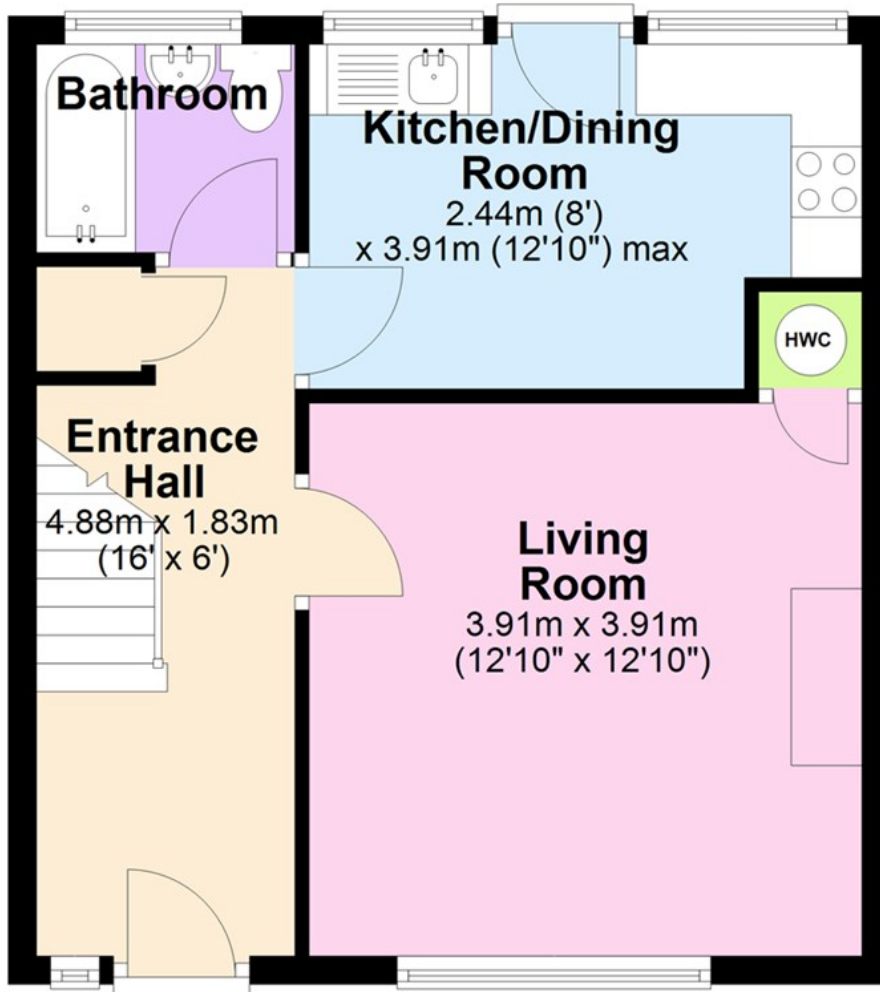


## Directions

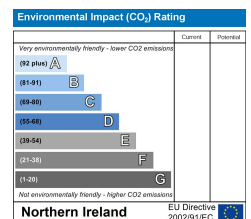
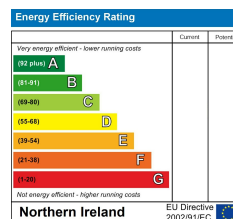


# Floor Plan

## Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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