



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	B
81-91	77
B	
69-80	65
C	
55-68	
D	
45-54	
E	
35-44	
F	
22-34	
G	
1-21	

Northern Ireland

EU Directive 2002/91/EC

2 Mary Street, Downpatrick, BT30 6AZ

Offers Around £79,950

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Although in need of some updating this first floor apartment offers two bedrooms, open plan living/kitchen/dining area and bathroom. There is also access to a rear shared enclosed yard. Situated within walking distance to the towns amenities and easy access to Downe Hospital and Downshire Civic centre. The property will appeal to first time buyers and investors alike. PLEASE NOTE - There is an issue that needs to be resolved with the current heating system.



Front door

Stairs to first floor.

Storage area
with shelving.

Bedroom One
10'03 x 6'09
Rear facing.

Bedroom Two
12'08 x 9'05
Front facing.

Bathroom

Panelled bath, low flush w.c., pedestal wash hand basin.

Storage cupboard

Walk in storage cupboard.

Living/Kitchen/dining
19'09 x 14'10

Outside

Shared yard to the rear.





Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515