



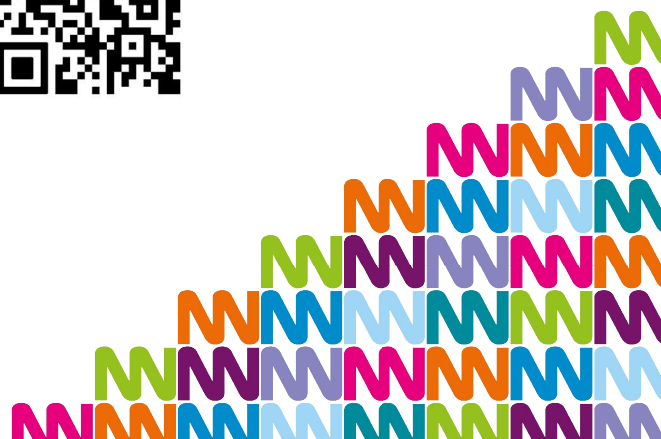
**37 Marian Park**  
 Ballykinler  
 BT30 8DJ

**Offers In The Region Of**  
**£99,950**

- Semi Detached Bungalow
- Three Bedrooms
- Lounge with Open Fire
- Kitchen & Dining Area
- Bathroom
- Enclosed Front & Rear Gardens
- Outdoor Utility & Store Room
- Chain Free Sale
- Contact Edel on 07703 612 257 to View



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This well presented semi detached bungalow, has three bedrooms set in this quiet residential area of Ballykinler, just seven miles from Downpatrick.

The property benefits from well presented gardens front and back.

This would make an ideal purchase for first time buyers or those wishing to downsize.

Viewing can be arranged by contacting Edel on 07703 612 257

#### ACCOMMODATION

This bungalow comprises living room with open fire, kitchen and dining area, bathroom and three bedrooms, one with built in robes.

#### OUTSIDE

With on street parking to the front, and enclosed front and rear entertaining area, this home offers low maintenance outdoor upkeep, with undisturbed views from the rear of the property.

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

#### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703612257

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

sales@quinnestateagents.com

Ground Floor



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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