



Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

downpatrick@quinnestateagents.com



For any enquiry relating to this property, please contact

Aoibheann Dagens

aoibheann@quinnestateagents.com
07710308955



44 Marian Park
Downpatrick
BT30 8DJ

£750 Per Calendar Month

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.

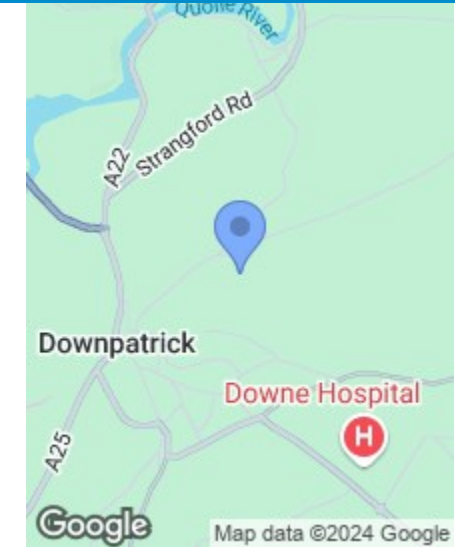
- Semi Detached Bungalow
- Located in a quiet cul-desac
- Great sized kitchen/dining room
- Spacious Living Area
- 3 Well proportioned bedrooms
- Utility area - with separate W/C
- Family bathroom
- Enquiries to aoibheann@quinnestateagents.com
- For more information call our Downpatrick branch on 02844612100/07710308955
- Available now

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			
		50	67



44 Marian Park

Downpatrick, BT30 8DJ



[Directions](#)

Welcome to 44 Marian Park, Ballykinler, a charming location for this delightful 3-bedroom semi-detached bungalow. This property boasts a spacious kitchen/dining room. The good-sized bedrooms provide comfort and privacy, making it an ideal space for a family or professionals looking for a peaceful abode. This lovely home is available immediately, so you can move in and start creating wonderful memories right away. If you're interested in making this property your new home, don't hesitate to contact our Downpatrick office for an application form.

Contact Aoibheann via [07710308955](tel:07710308955) or aobheann@quinnestateagents.com

Application Process

An application form can be downloaded from our website. We would advise you to fill this out at your earliest convenience and email it through to our lettings team on downpatrick@quinnestateagents.com - alternatively you can leave a copy into our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

HDSS

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

Rates

The landlord pays for the rates at this property

Pets

Pets can come with an increased risk of damage to the property - however we treat every application on an individual basis therefore it wouldn't be a deciding factor.