



# 19 MARCELLA PARK

NEWTOWNARDS BT23 4SF

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*Offers Around*

**£325,000**



HOUSE -  
DETACHED  
Add Text Here

| 5  | NO  | 2 

KEY FEATURES

Add Text Here





ROOM DETAILS

<i>Entrance</i>	<i>STAIRS TO FIRST</i>	<i>STAIRS TO</i>
<i>ENTRANCE HALL</i>	<i>FLOOR LANDING</i>	<i>SECOND FLOOR</i>
(11'9" x 10'1")	<i>BEDROOM (2)</i>	<i>LANDING</i>
<i>HALLWAY</i>	(11'11" x 11'0")	<i>MASTER</i>
(7'6" x 11'5")	<i>BEDROOM (3)</i>	<i>BEDROOM</i>
<i>KITCHEN/LIVING/DINING</i>	(11'11" x 11'7")	(12'2" x 20'6")
(16'1" x 15'0")	<i>BEDROOM (4)</i>	<i>ENSUITE SHOWER</i>
<i>FAMILY LOUNGE</i>	(9'10" x 8'2")	<i>ROOM</i>
(12'1" x 17'0")	<i>FAMILY</i>	(7'2" x 6'3")
<i>BEDROOM</i>	<i>BATHROOM</i>	<i>Outside</i>
<i>(5)/TOY ROOM</i>	(6'1" x 8'5")	
(10'11" x 11'1")		



DIRECTIONS

From Comber Square head along Newtownards Road and take the A21 towards Newtownards. Take a left onto Moate Road, then at the end of the road take a right onto Scrabo Rd. Continue along Scrabo Road then take a left onto Marcella Park. Follow the road round to the left and Number 19 will be on the right-hand side.



THE LOCAL AREA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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