

## 39 STATION PARK

Crossgar Downpatrick  
BT30 9FB

- Ground floor apartment
- Two bedrooms
- Open plan kitchen/living area
- Convenient location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £132,500**

# 39 Station Park

Crossgar, Downpatrick, BT30 9FB



## Entrance Hall

Door to:

## Hallway

Wooden flooring. Door to:

## Kitchen/living/dining room

17'3" x 12'10" (5.26m x 3.91m)

High and low level units with integrated oven and hob with stainless steel extractor fan.

Recess for washing machine and dishwasher. Breakfast bar.

Tiled at splashback. Wooden floor. Door to:

## Bedroom 1

10'0" x 13'5" (3.05m x 4.10m)

Window to rear, door to:

## Bathroom

Accessed via bedroom and hallway. Panelled bath, low flush w.c, pedestal wash hand basin, shower cubicle with wall shower. Tiled at splashback. Tiled floor. Two windows to side, window to rear.

## Store

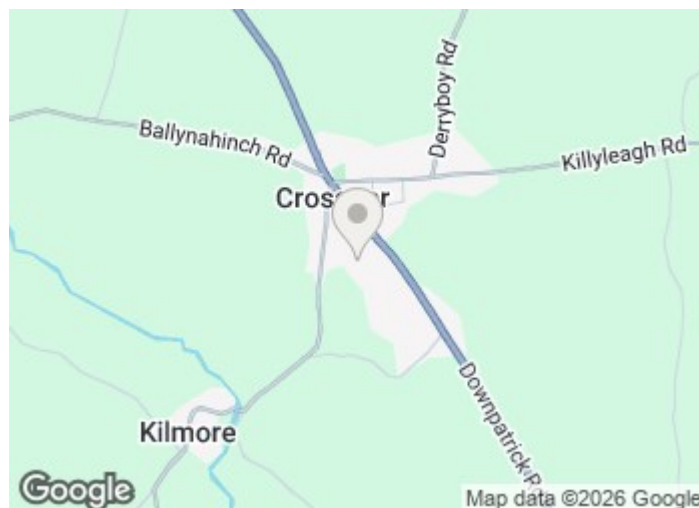
## Bedroom 2

7'7" x 10'5" (2.31m x 3.18m)

Window to side, door.

## Outside

Communal area to the rear. Parking area at the front and rear.

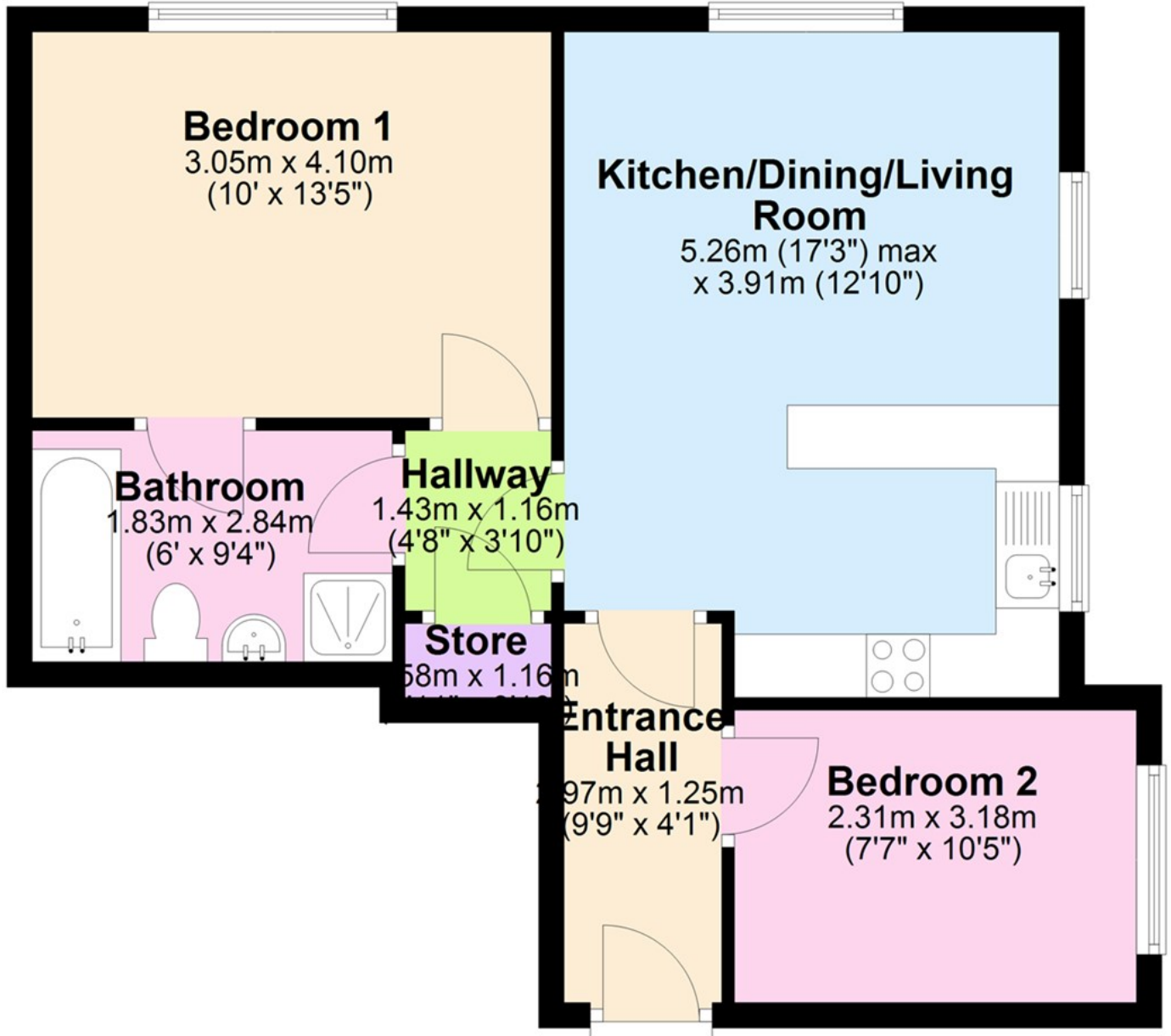


## Directions

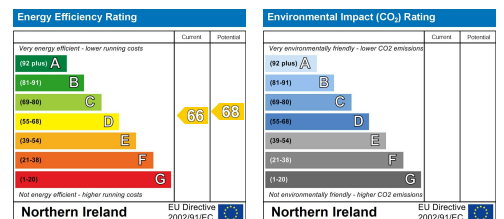


## Floor Plan

### Ground Floor



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