



13 MARIAN PARK

Ballykinler BT30 8DJ

- Semi Detached Bungalow
- Completely refurbished
- New Kitchen & Shower Room
- Open planned kitchen & living space
- Fully enclosed spacious garden
- Accessible to the beach
- Private driveway
- New Heating and system and plumbing installed
- Fully Insulated

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	22	73
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £150,000

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, Ballykinler, BT30 8DJ



Entrance Hall

Glazed front to entrance with feature tiled flooring.

Living Room

11'4" x 12'7" (3.45m x 3.84m)

Feature fireplace with stove.
Feature tiled floor.

Kitchen/Dining Room

13'10" x 10'3" (4.22m x 3.13m)

A range of high and low level units including stainless steel sink unit and single drainer, integrated oven, hob and dishwasher. Integrated fridge freezer. Tiled floor.

Utility Room

4'3" x 10'3" (1.30m x 3.13m)

Boiler and space for washing machine and tumble dryer.
Tiled floor and door to rear.

Bedroom 1

8'1" x 14'3" (2.46m x 4.34m)

Front facing bedroom.

Bedroom 2

12'1" x 7'1" (3.68m x 2.16m)

Rear facing bedroom.

Bathroom

Suite comprising low flush w.c., wash hand basin and shower

cubicle. Tiled floor and splash area.

Bedroom 3

9'0" x 7'2" (2.74m x 2.18m)

Rear facing bedroo.

Outside

To the front is a stoned garden with off street parking and to the rear an enclosed garden laid out in lawns.

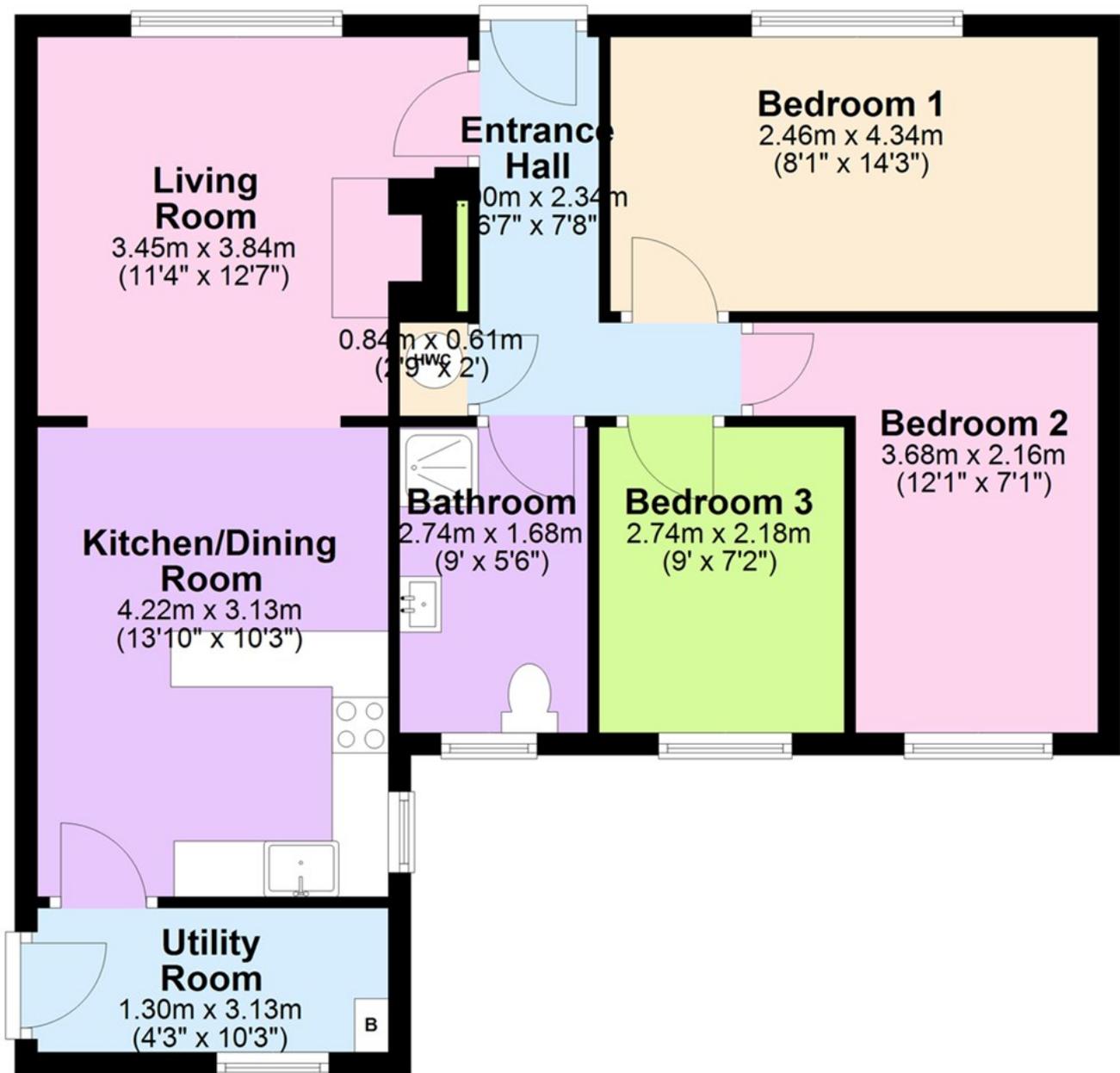


Directions

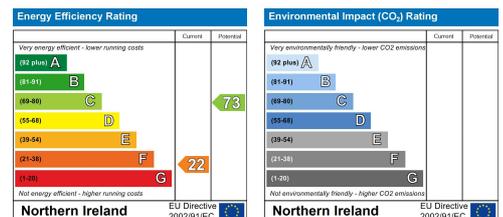


Floor Plan

Ground Floor



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