



## 39 NEW BRIDGE STREET

Downpatrick BT30 6EX

- Mid Townhouse
- Lounge
- Kitchen/Dining area
- Three bedrooms
- Enclosed rear garden
- Rear parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £149,950

# 39 New Bridge Street , Downpatrick, BT30 6EX



## Entrance Hall

20'11" x 6'7" (6.38m x 2.00m)

Storage cupboard. Door to:

## Living Room

12'8" x 9'5" (3.86m x 2.88m)

Two windows to front, fireplace with electric fire inset, door to:

## Storage cupboard

8'2" x 2'8" (2.49m x 0.81m)

## stairs to

## Kitchen/Dining Room

13'1" x 9'5" (3.99m x 2.88m)

High and low level units with 1 1/2 stainless steel sink unit. Integrated electric oven and hob with matching extractor fan. Integrated fridge/freezer. Tiled at splashback. Recess for washing machine. Window to front, open plan, door to:

## Rear Porch

9'10" x 2'9" (3.00m x 0.84m)

Door to enclosed garden.

## Storage cupboard

3'7" x 2'8" (1.09m x 0.81m)

## Cloakroom

5'11" x 2'8" (1.81m x 0.81m)

White low flush w.c. and wash hand basin.

## Landing

3'10" x 5'6" (1.17m x 1.68m)

stairs to

## Bedroom 1

10'5" x 6'5" (3.18m x 1.96m)

Window to front.

## Bedroom 2

13'1" x 8'10" (3.99m x 2.69m)

Window to front.

## Stairs to

## Bedroom 3

13'0" x 7'4" (3.96m x 2.24m)

Window to rear.

## Hotpress

3'10" x 2'5" (1.17m x 0.74m)

## Bathroom

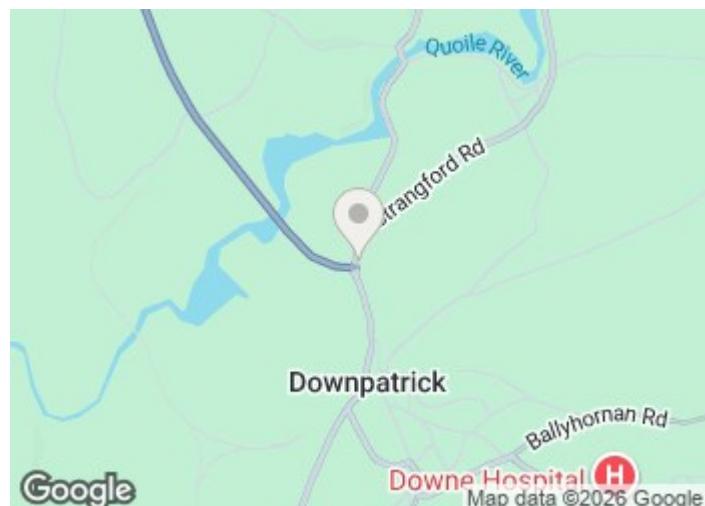
6'7" x 8'2" (2.00m x 2.49m)

Panelled bath, separate shower cubicle, low flush w.c. and vanity unit. Tiled at splashback. Window to rear.

## Enclosed rear garden

Enclosed rear garden laid out in paving with raised flower beds, pvc oil tank.

Boiler house. Rear gate to communal parking.

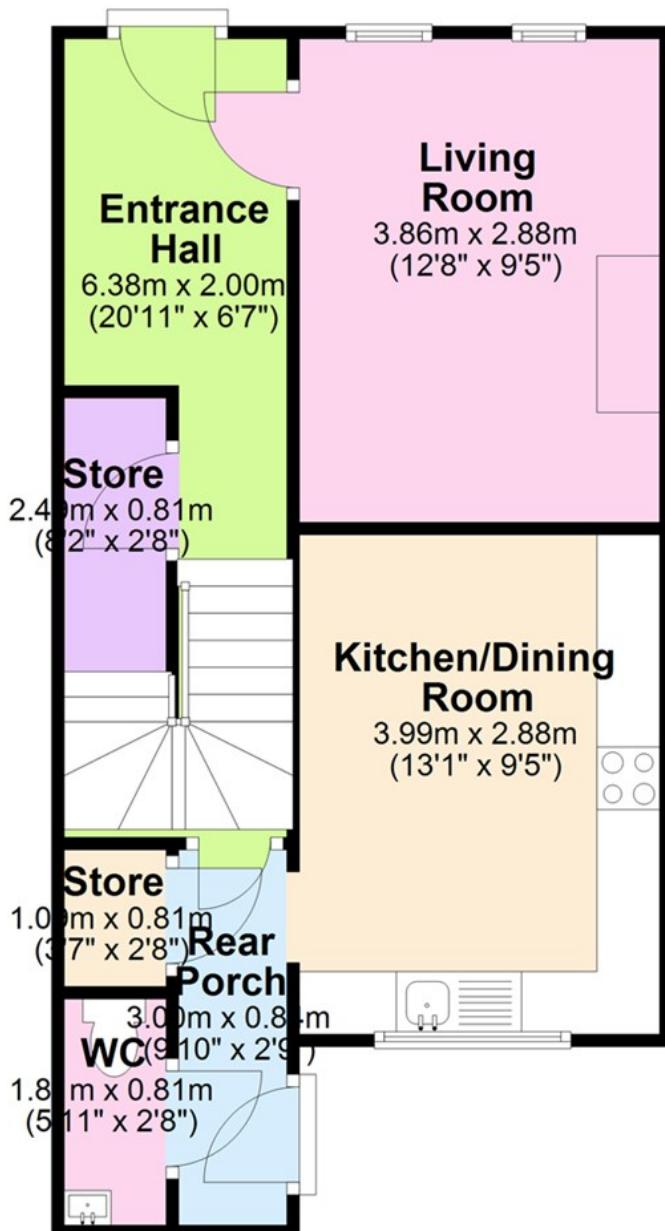


## Directions



## Floor Plan

### Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	