



## 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) <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		
<b>Northern Ireland</b>		
		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.



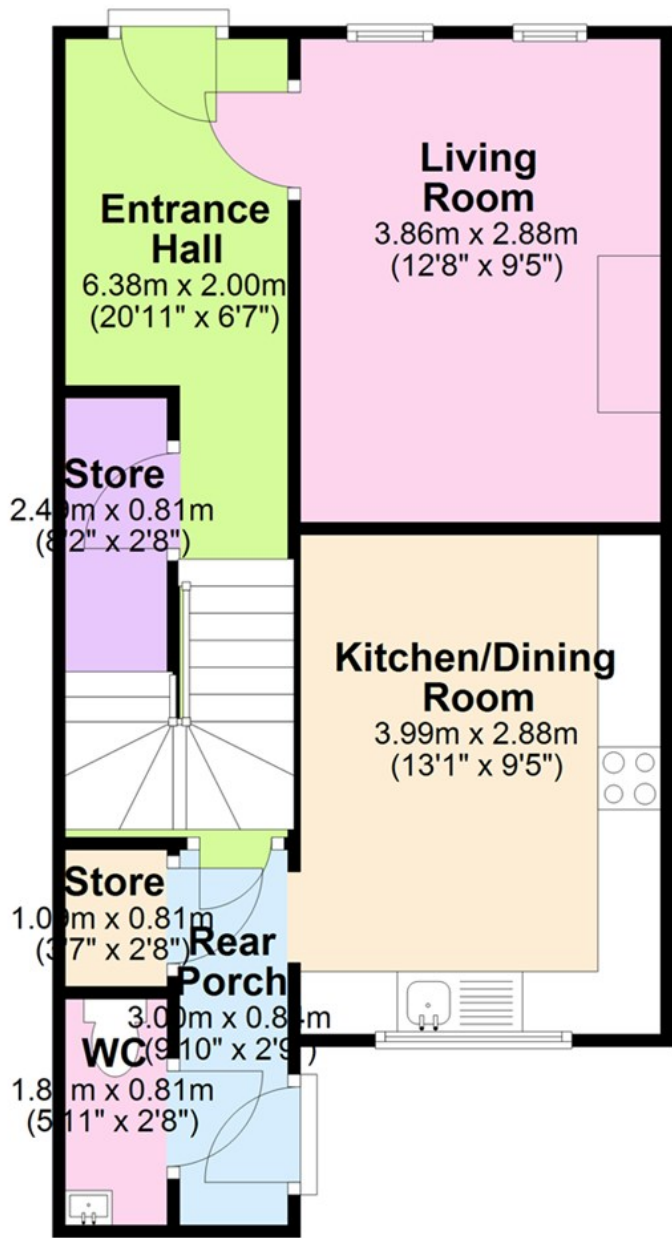
## Directions



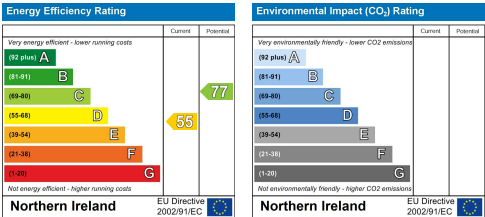


Floor Plan

Ground Floor



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