



## 19 ST. PATRICKS WAY

Downpatrick BT30 7DJ

- Semi Detached Home
- Kitchen/Dining Area
- Sitting Room
- Three bedrooms
- Master bedroom ensuite
- Downpatrick W.C
- Rear paved area
- Detached garage

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £225,000**

# 19 St. Patricks Way

, Downpatrick, BT30 7DJ



## Entrance Hall

Window to front, stairs, tiled flooring

## Living Room

17'7" x 11'9" (5.37m x 3.58m)

Window to front, window to side, wood burning stove, wooden flooring

## Kitchen/Dining Room

11'2" x 17'11" (3.40m x 5.46m)

High and low level units with integrated oven and hob with extractor fan. Integrated fridge/freezer. Recess for dishwasher. Tiled flooring and splashback.

Patio doors at dining area leading

to rear yard. Window to rear.

## WC

White low flush w.c. and pedestal wash hand basin. Tiled flooring

## Master bedroom

12'4" x 11'3" (3.76m x 3.43m)

Double room leading to ensuite. Window to rear, window to side.

## En-Suite

Shower cubicle with wall shower, white wash hand basin, Low flush w c. Tiled flooring. Window to side.

## Bedroom 2

11'9" x 9'10" (3.58m x 3.00m)

Double bedroom, Window to front

## Bedroom 3

8'2" x 7'11" (2.49m x 2.41m)

Window to front.

## Bathroom

Panelled bath, low flush w.c., white wash hand basin. Tiled flooring and splashback. Window to rear.

## Hotpress

3'10" x 3'5" (1.17m x 1.04m)

## Garage

Roller double door.

## Garden

Enclosed rear paved area with decking.



## Directions



