

**19 Sandys Street**  
Newry, BT34 1EN

**Offers over £139,950**

# 19 Sandys Street

, Newry, BT34 1EN



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## SUMMARY

### Accommodation in Brief

#### Ground Floor

#### Entrance Hall

#### Living Room

12'6" x 10'11" (3.82m x 3.35m)

#### Sitting/Dining Room

10'8" x 9'8" (3.26m x 2.95m)

#### Shower Room

9'1" x 5'9" (2.78m x 1.76m)

#### Kitchen/Diner

11'9" x 9'6" (3.59m x 2.92m)

#### First Floor

#### Bathroom

9'6" x 9'1" (2.92m x 2.78m)

#### Bedroom 1

16'4" x 10'11" (4.98m x 3.35m)

#### Bedroom 2

9'8" x 9'6" (2.95m x 2.90m)

#### Second Floor

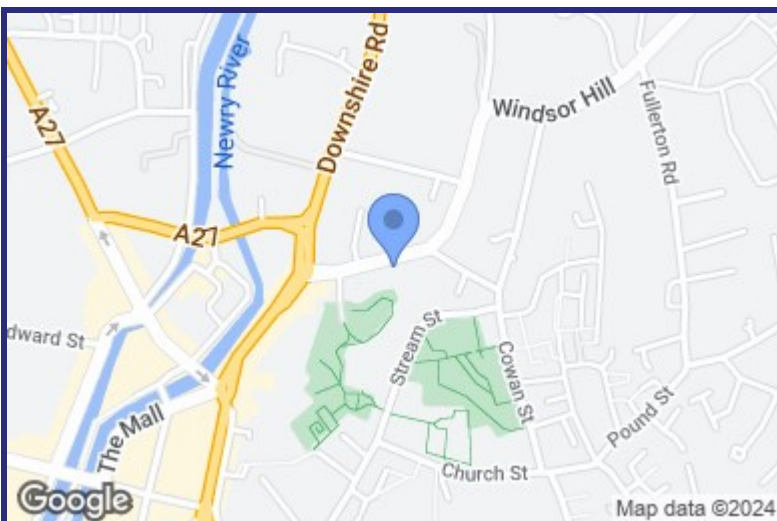
#### Bedroom 3

16'4" x 10'7" (4.98m x 3.24m)

#### Bedroom 4

10'10" x 10'0" (3.31m x 3.05m)

#### EXTERIOR



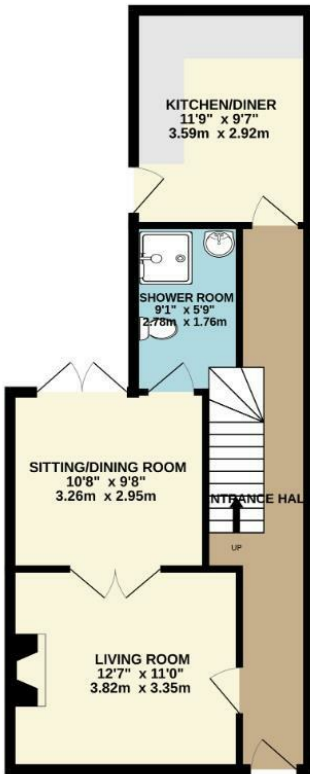
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	





# Floor Plan

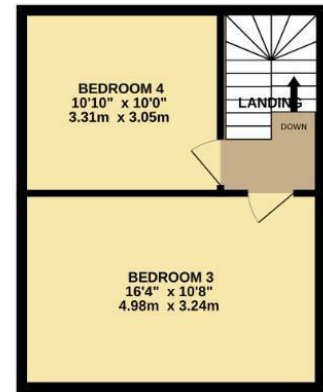
GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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