



**39 Spelga Drive**

Rathfriland, Newry, BT34 5QN

**Offers Over £119,950**

# 39 Spelga Drive

Rathfriland, Newry, BT34 5QN



- 3 Bedroom End Terrace Property
- Oil fired central heating
- Ideally located close to amenities in Rathfriland
- Ideal property for first time buyers and investors alike

## SUMMARY

### Accommodation in Brief:

### GROUND FLOOR

#### Entrance Hall

#### Living Room

12'10" x 11'0" (3.92m x 3.36m)

#### Kitchen/Dining Room

17'0" x 11'8" (5.20m x 3.56m)

#### Bathroom

7'10" x 4'11" (2.41m x 1.51m)

### FIRST FLOOR

#### Bedroom 1

13'10" x 8'11" (4.22m x 2.74m)

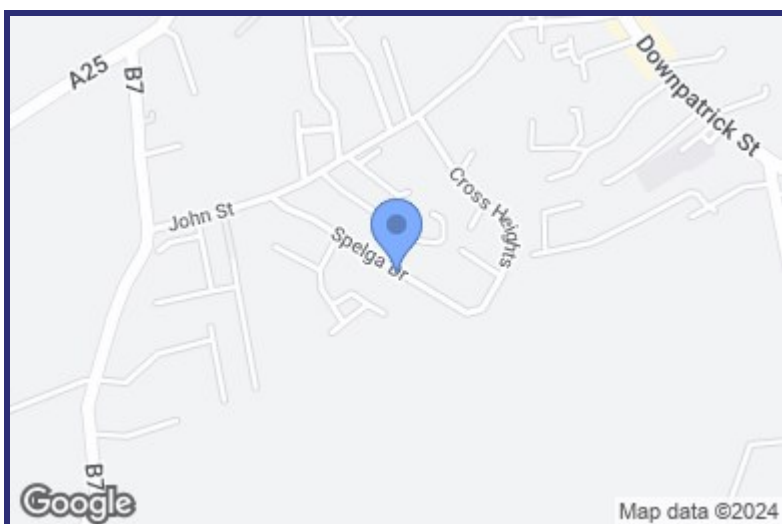
#### Bedroom 2

11'0" x 8'9" (3.37m x 2.67m)

#### Bedroom 3

8'0" x 7'10" (2.44m x 2.40m)

### EXTERIOR

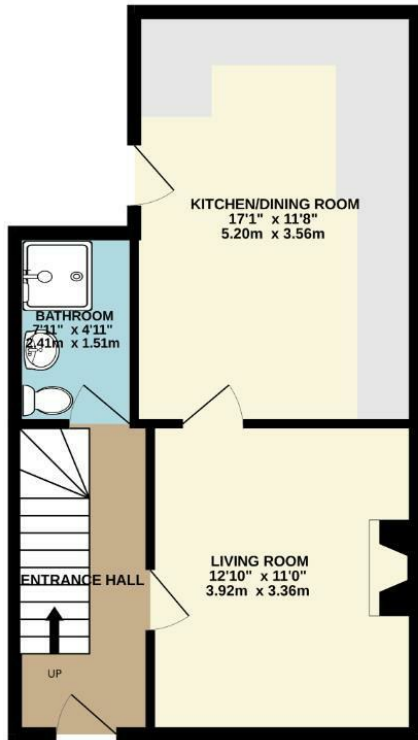


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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

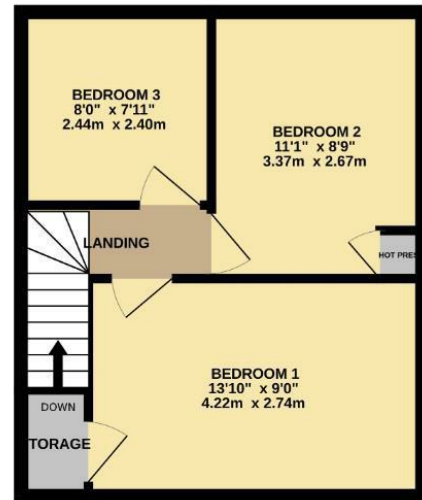


# Floor Plan

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 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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