



44A SCADDY ROAD

Downpatrick BT30 9BP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

£1,200 Per Month

44A Scaddy Road , Downpatrick, BT30 9BP



Entrance Hall

Large entrance porch to entrance hall.
Laminated wooden flooring.

Lounge

22'04 x 15'03 (6.81m x 4.65m)
Multi Fuel stove on tiled hearth. Laminated wooden flooring.

Kitchen/Dining area

19'06 x 14'06 (5.94m x 4.42m)
High and low level units with 1 1/2 stainless steel sink unit. Integrated oven and hob with extractor fan. Recess for washing machine and tumble dryer. Laminated wooden floor. Double doors to:

Dining Room/Sitting Room

14'07 x 11'04 (4.45m x 3.45m)
Currently used as sitting room. Double doors to raised patio area.

Utility Room

7'02 x 4'10 (2.18m x 1.47m)
High level units. Recess for washing machine and tumble dryer. Low flush w.c and sink. Tiled floor.

Bathroom

White panelled bath, shower cubicle with wall shower, twin vanity unit, low flush w.c. Tiled floor.

Master Bedroom

15'11 x 12'0 (4.85m x 3.66m)
Built in wardrobe. Laminated wooden floor.

Ensuite

White low flush w.c. and pedestal wash hand basin, shower cubicle with wall shower. Tiled floor.

Bedroom Two

16'02 x 13'01 (4.93m x 3.99m)
Front facing. Laminated wooden flooring.

Bedroom Three

12'10 x 11'05 (3.91m x 3.48m)
Rear facing. Laminated wooden floor.

Bedroom Four/Study

10'09 x 9'01 (3.28m x 2.77m)
Side facing. Laminated wooden flooring.

Detached Double Garage

26'0 x 18'0 (7.92m x 5.49m)
Electric roller doors. Power and light. Side door.

Basement area

17'10 x 15'01 (5.44m x 4.60m)
Storage area. power and light. Oil fired boiler.

Outside

Electric gates leading to driveway with ample parking. Gardens laid out in lawn with mature shrubs and trees with raised balcony area.

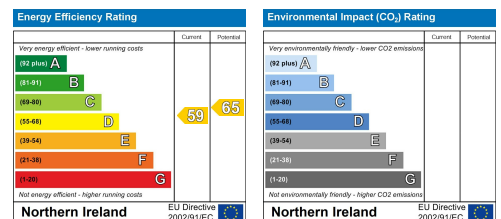


Directions



Floor Plan

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