


3 CATHEDRAL GARDENS

Downpatrick BT30 6FF

- Fully refurbished town house
- Three bedrooms
- Living room with fireplace
- Kitchen/ dining area
- Downstairs w.c
- Master bedroom with ensuite
- Family bathroom
- Popular location
- Beautifully finished
- Great first time buy or investment opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	61	70
EU Directive 2002/91/EC		

Offers Around £154,950

3 Cathedral Gardens

, Downpatrick, BT30 6FF



Entrance Hall

6'7" x 7'0" (2.00m x 2.13m)

PVC door into bright entrance hall with tiled floor. Access to w.c and stairs, door to kitchen/ dining room.

Living Room

17'9" x 10'10" (5.41m x 3.30m)

Window to front, feature fireplace. Wooden laminate flooring. Door to kitchen/ dining area.

Kitchen/Dining Room

7'8" x 17'7" (2.34m x 5.36m)

Range of high and low level units with integrated stainless steel sink and drainer, integrated hob, oven and extractor fan. Integrated fridge/freezer. Tiled flooring. Two windows to rear, door to utility room.

Utility Room

6'6" x 2'9" (1.98m x 0.84m)

Range of high and low rise units with bench. Recess for washing machine and tumble dryer. Tiled flooring.

WC

5'7" x 2'9" (1.69m x 0.84m)

White suite comprising low rise w.c. and wash hand basin. Tiled flooring and splash area. Window to front.

Landing

7'5" x 6'7" (2.25m x 2.00m)

Bedroom 1

6'7" x 15'3" (2.00m x 4.65m)

Window to front. Carpeted flooring, door to en-suite.

En-suite

White suite comprising low rise w.c, walk in shower, wash hand basin and heated towel rail. Tiled flooring and splash.

Bedroom 2

10'9" x 14'1" (3.28m x 4.29m)

Carpeted flooring. Window to rear.

Bedroom 3

11'9" x 7'7" (3.58m x 2.31m)

Carpeted flooring. Window to rear.

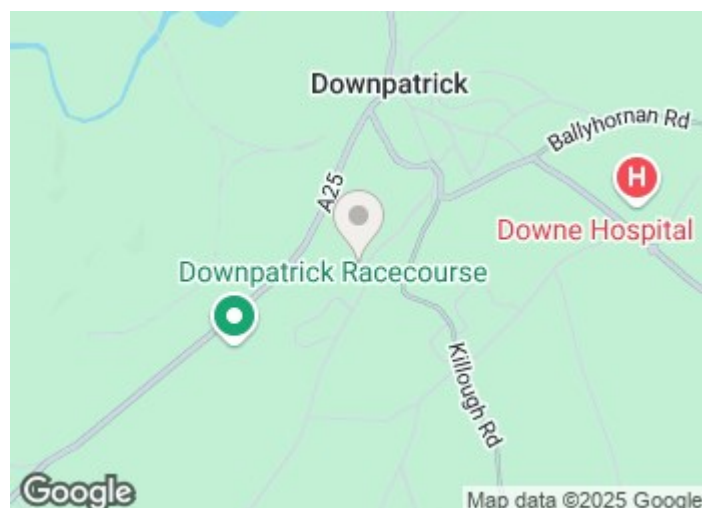
Bathroom

5'9" x 6'5" (1.75m x 1.96m)

White suite comprising low rise w.c, wash hand basin and bath. Tiled flooring and part tiled walls. Hot press. Window to front.

Outside

Enclosed rear garden area. Paved patio area leading to stone area which leads to gate and steps to lawned garden.

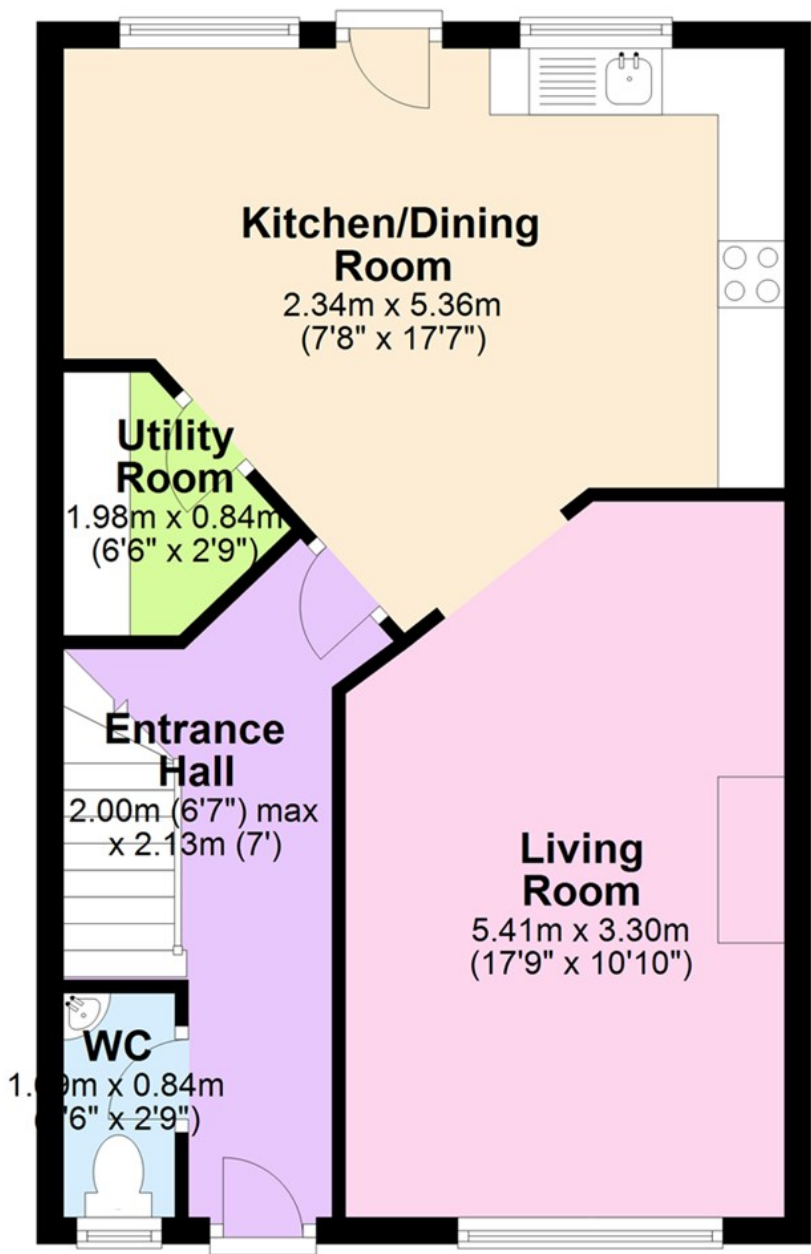


Directions

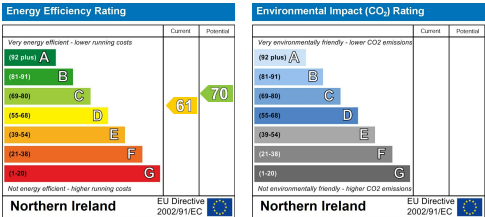


Floor Plan

Ground Floor



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