


## 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) <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>	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.

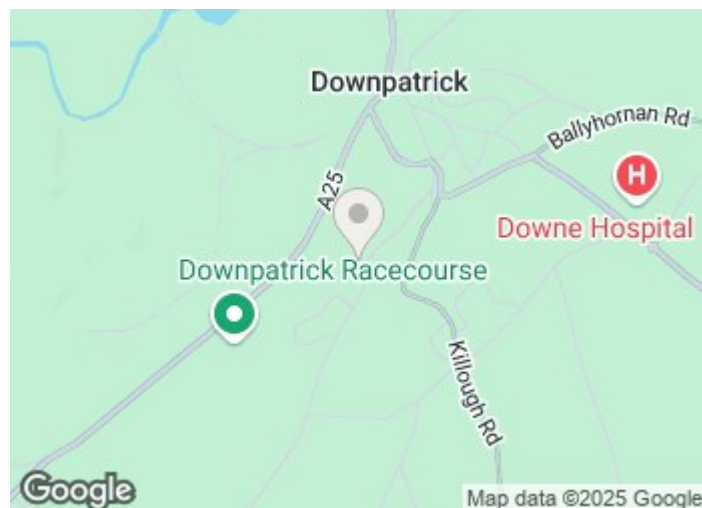
### Bathroom

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.

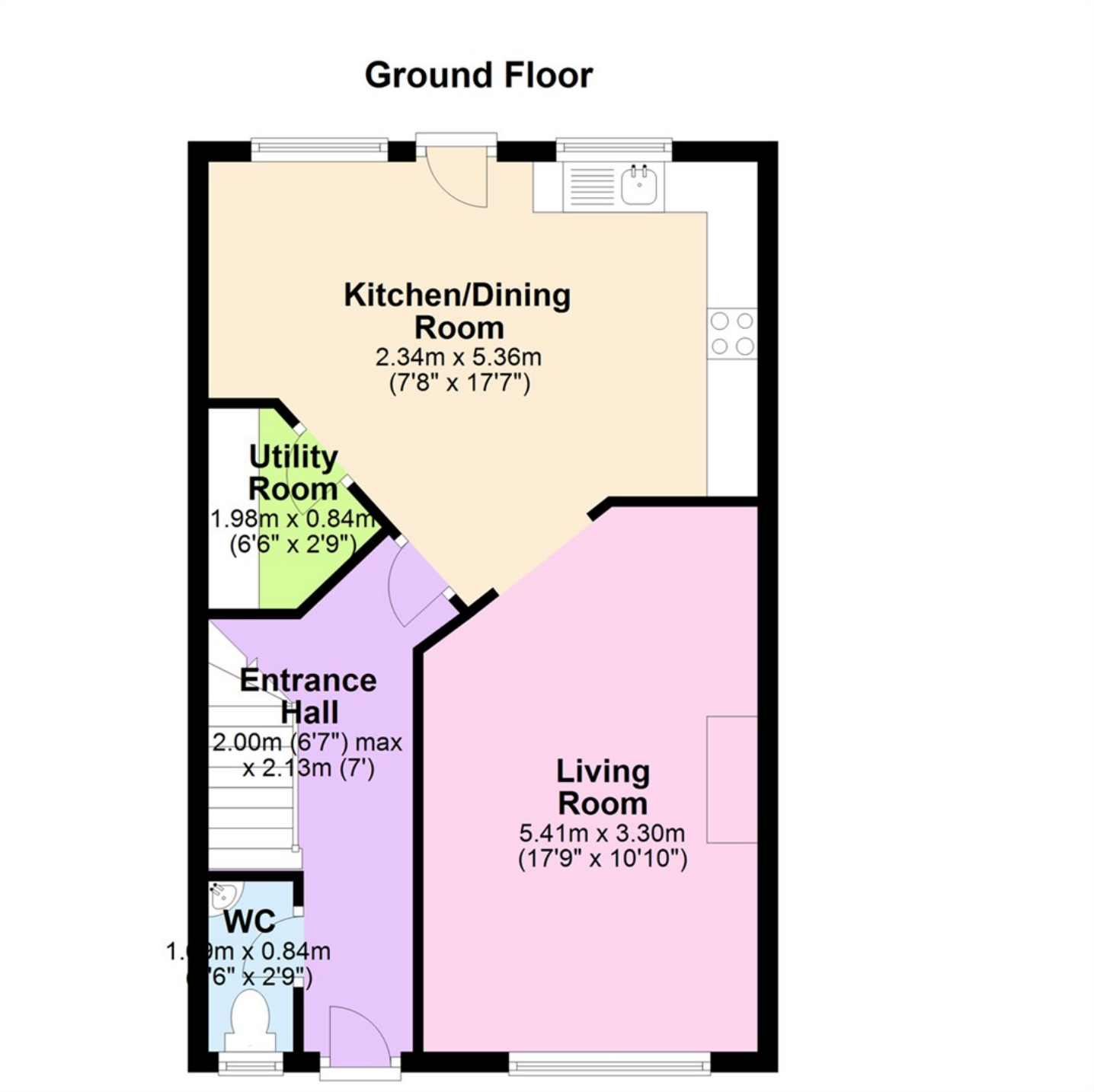


### Directions

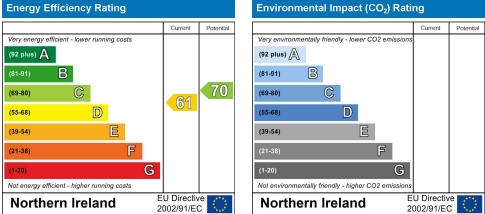




Floor Plan



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