



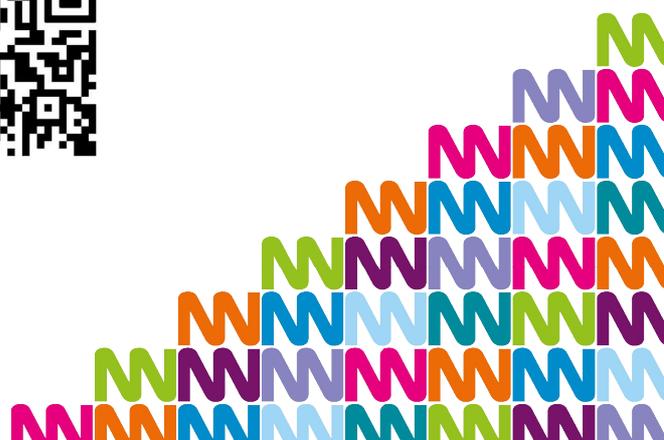
34 Cathedral View
 Downpatrick
 BT30 6DL

**Offers In The Region Of
 £167,500**

- Semi Detached Family Home
- Three Bedrooms
- Open Plan Kitchen & Dining Area
- Lounge with Open Fire
- Ground Floor WC & Cloakroom Storage
- Oil Fired Central Heating
- Beautifully Presented Throughout
- Easily Maintained Entertaining Area
- Located in a Quiet Cul de Sac
- Contact Edel on 07703 612 257 to View



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This beautifully presented semi detached family home is located in a quiet cul de sac in the popular Cathedral View development just off the Vianstown Road and close to all local amenities.

Tastefully decorated throughout, the spacious accommodation comprises living room with open fire, fitted kitchen and dining area, ground floor WC, three double bedrooms, two with built in robes and family bathroom.

Externally the property benefits from an easily maintained front lawn, ample off road parking, and enclosed rear entertaining area.

Book your viewing by calling Edel on 07703 612 257.

ACCOMMODATION

This sizeable property boasts to the ground floor, open plan kitchen with dining area, lounge with open fire, WC and cloakroom. The family bathroom is located on the first floor, along with three bedrooms, two with built in storage.

OUTSIDE

Externally the property is further enhanced with ample off road parking, front lawn and easily maintained paved entertaining area to the rear.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

CONTACT

To organise your viewing, please contact Edel on 07703 612 257 or downpatrick@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



34 Cathedral View, Downpatrick

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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