



## 47. Cathedral View

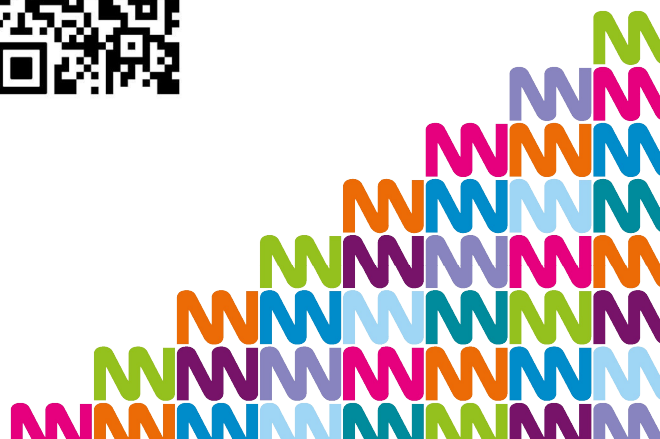
Downpatrick  
BT30 6DL

Offers In The Region Of  
£179,950

- Semi Detached Family Home
- Three Bedrooms, All with Built in Robes
- Generous Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Oil Fired Central Heating
- Off Road Parking
- Rear Entertaining Area & Garden
- Much Sought After Location
- Chain Free Sale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







This modern semi detached home is located in the popular Cathedral View development just off the Vianstown Road and close to all local amenities.

A tastefully presented family home offering spacious accommodation comprising living room with open fire, modern kitchen diner, ground floor WC, three double bedrooms, all with built in robes and family bathroom.

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

Only by internal inspection can this superb home be fully appreciated.

Book your viewing by calling Edel on 07710 308 955.

### ACCOMMODATION

The ground floor comprises a generous lounge with open fire, sizeable open plan kitchen, dining and living area, handy WC. The family bathroom, with separate shower, and three sizeable bedrooms are located on the first floor, all with built in storage.

### OUTSIDE

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

### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

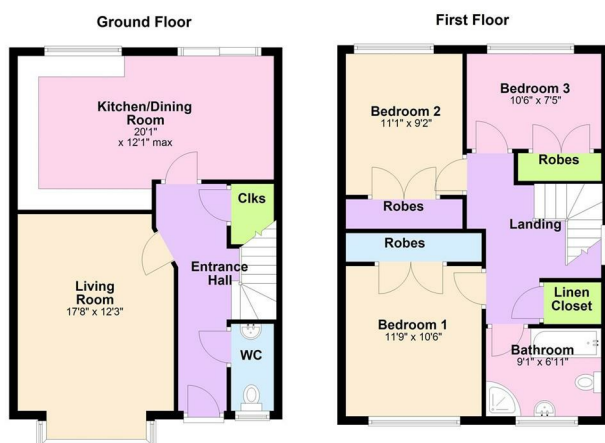
15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



47 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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)