



**19 Cathedral View**  
 Downpatrick  
 BT30 6DL

**Offers In The Region Of  
 £195,000**

- Semi Detached Home
- Four Bedrooms
- Ground Floor WC & Cloakroom Storage
- Open Plan Kitchen & Dining Area
- Generous Lounge
- Oil Fired Central Heating
- Beautifully Presented Throughout
- Easily Maintained Entertaining Area
- Located in a Quiet Cul de Sac
- Early Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(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.

The spacious accommodation comprises living room, fitted kitchen and dining area, ground floor WC, four bedrooms, three with built in robes and family bathroom.

Only by internal inspection will you fully appreciate this move in ready home.

### ACCOMMODATION

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

### OUTSIDE

Externally the property is further enhanced with ample off road parking, front lawn and easily maintained 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 US

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

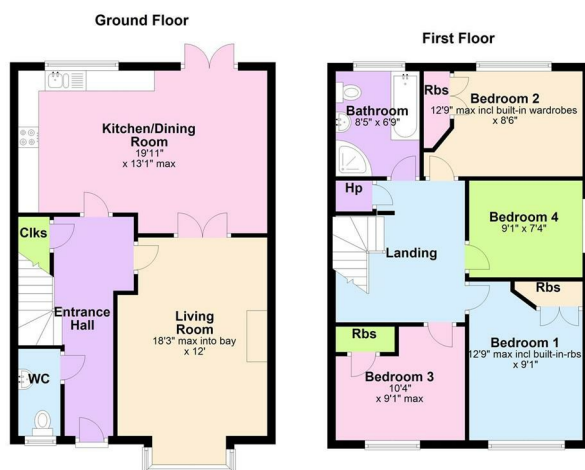
### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries



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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