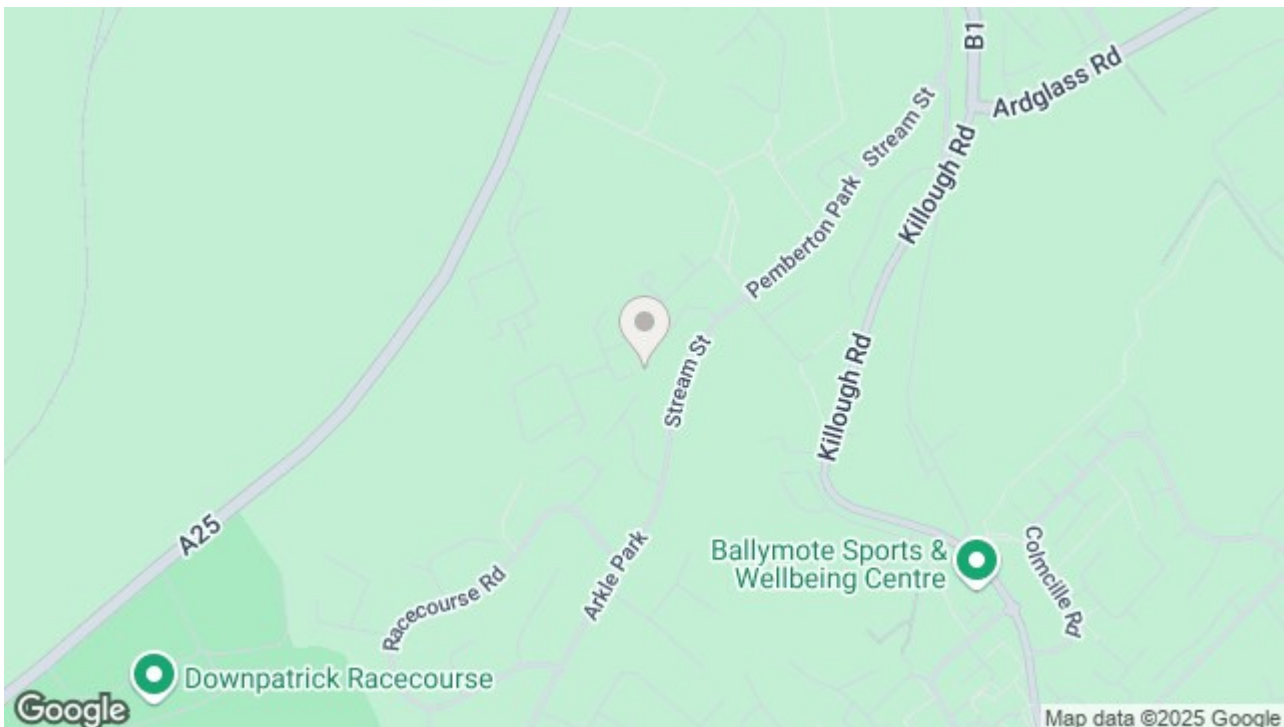




3 CATHEDRAL GARDENS, DOWNPATRICK, DOWN, BT30 6FF



OFFERS AROUND £154,950

We are delighted to offer for sale this well presented three bedroom terraced home which offers the opportunity of a family home in a popular residential area in Downpatrick. It's generously proportioned accommodation is bright and spacious and comprises bright living room with open fire, spacious kitchen/dining area with door to utility room and separate w/c. Upstairs consists of three bedrooms with the master bedroom en-suite and a separate family bathroom. The property further benefits from good sized enclosed rear garden and to the front off street parking. The property is well presented and is in excellent condition throughout.

Cathedral View is ideally located and a short distance from the various shops, restaurants and amenities of Downpatrick. Early viewing is recommended.



## At a glance:

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

### Entrance Hall

6'7" x 7'0"

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"

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

### Kitchen/Dining Room

7'8" x 17'7"

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"

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

### WC

5'7" x 2'9"

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"

### Bedroom 1

6'7" x 15'3"

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"

Carpeted flooring. Window to rear.

### Bedroom 3

11'9" x 7'7"

Carpeted flooring. Window to rear.

### Bathroom

5'9" x 6'5"

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.









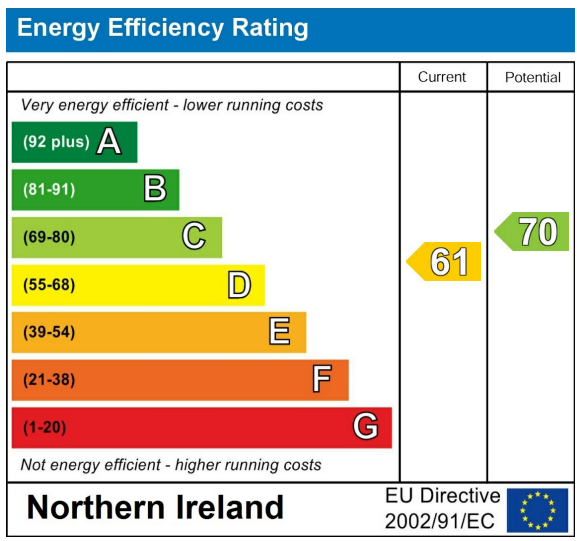




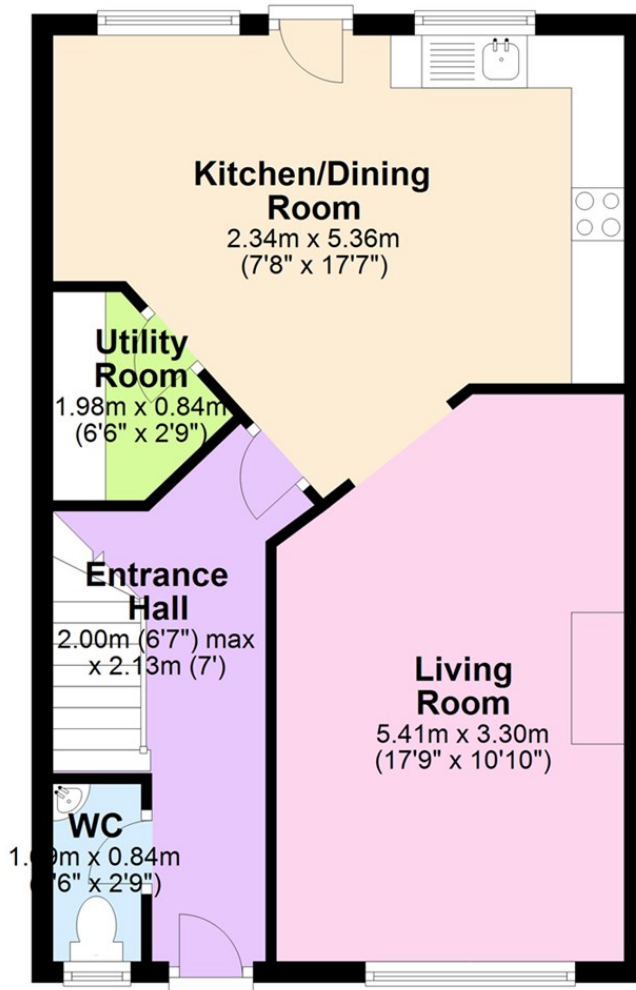








# Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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