



10 Cathedral Park
Downpatrick
BT30 6GF

**Offers In The Region Of
£199,950**

- Stylish Semi Detached Home
- Three Double Bedrooms
- Lounge with Electric Fire
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Oil Fired Central Heating
- Detached Garage
- Sizeable Rear Garden & Entertaining Area
- Quiet, Sought After Location
- Move In Ready Family Home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This stylish, move in ready semi detached home is located in the highly sought after Cathedral View development, just off Vianstown Road in Downpatrick.

The property offers sophisticated living with a detached garage, an extensive rear garden, and a spacious entertaining area, making it perfect for both relaxation and hosting guests, combined with the spacious interior, modern luxury with practical features and a serene setting, 10 Cathedral Park is ideal for families looking to enjoy both comfort and convenience.

A tastefully presented family home, finished to an exceptional standard, offering superb accommodation, perfect for the modern day living.

This home is flooded with natural light and the modern decor will surely appeal to those seeking a property with nothing to do but move in and enjoy!

Prompt viewings is highly recommended.

ACCOMMODATION

The ground floor comprises a generous lounge with electric 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 ample off road parking, superb entertaining area and private garden to the rear, with pedestrian access to the detached garage.

MORTGAGE ADVICE

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

ENQUIRIES TO

Edel Curran:

edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

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General Enquiries

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10 Cathedral Park, 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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