

## 7 CATHEDRAL PARK

Downpatrick BT30 6GF

- Semi Detached House
- Four Bedrooms
- Living Room
- Kitchen with dining area
- Enclosed rear garden

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

**Offers Around £195,000**

# 7 Cathedral Park

, Downpatrick, BT30 6GF



## Entrance Hall

Laminated wooden floor. Storage cupboard, stairs, door to: to rear, double doors to rear garden, door to:

## Living Room

15'11" x 11'10" (4.85m x 3.61m)  
Laminated wooden floor. Feature fireplace with tiled hearth. Two windows to side, window to front, door to:

## Kitchen/Dining Room

13'0" x 19'11" (3.96m x 6.07m)  
High and low level units with integrated electric oven and breakfast bar. Stainless steel sink unit. Tiled floor at kitchen and laminated wooden floor at dining area. tiled at splashback. Window

## WC

7'0" x 3'1" (2.13m x 0.95m)  
Window to front, door.

## Landing

## Bathroom

White panelled bath, low flush w.c., pedestal wash hand basin, shower cubicle with electric shower. Tiled floor. Tiled walls. Window to rear, door to:

## Bedroom 1

8'4" x 12'6" (2.53m x 3.81m)  
Window to rear, Storage cupboard, double door, door to:

## Bedroom 2

7'5" x 9'1" (2.26m x 2.77m)  
Window to side, door to:

## Bedroom 3

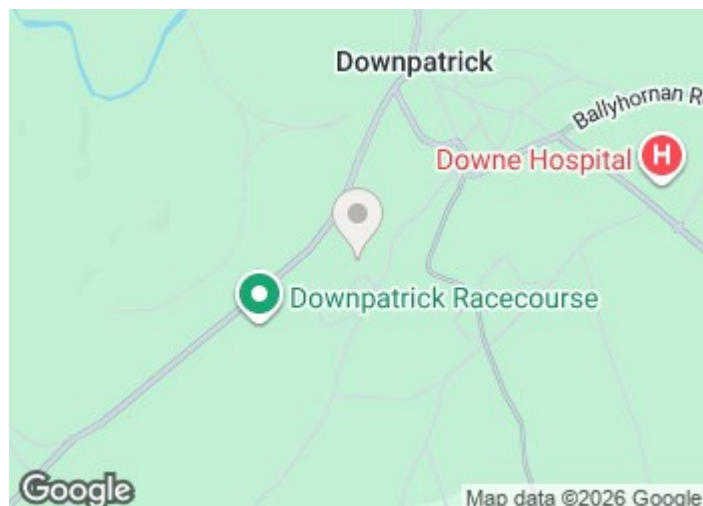
12'9" x 9'1" (3.89m x 2.77m)  
Laminated wooden floor. Window to front, Storage cupboard, double door, door to:

## Bedroom 4

9'3" x 10'6" (2.82m x 3.20m)  
Window to front, Storage cupboard, double door, door to:

## Outside

Gardens to the front in lawn with driveway. Enclosed rear garden in lawn and stoned area.

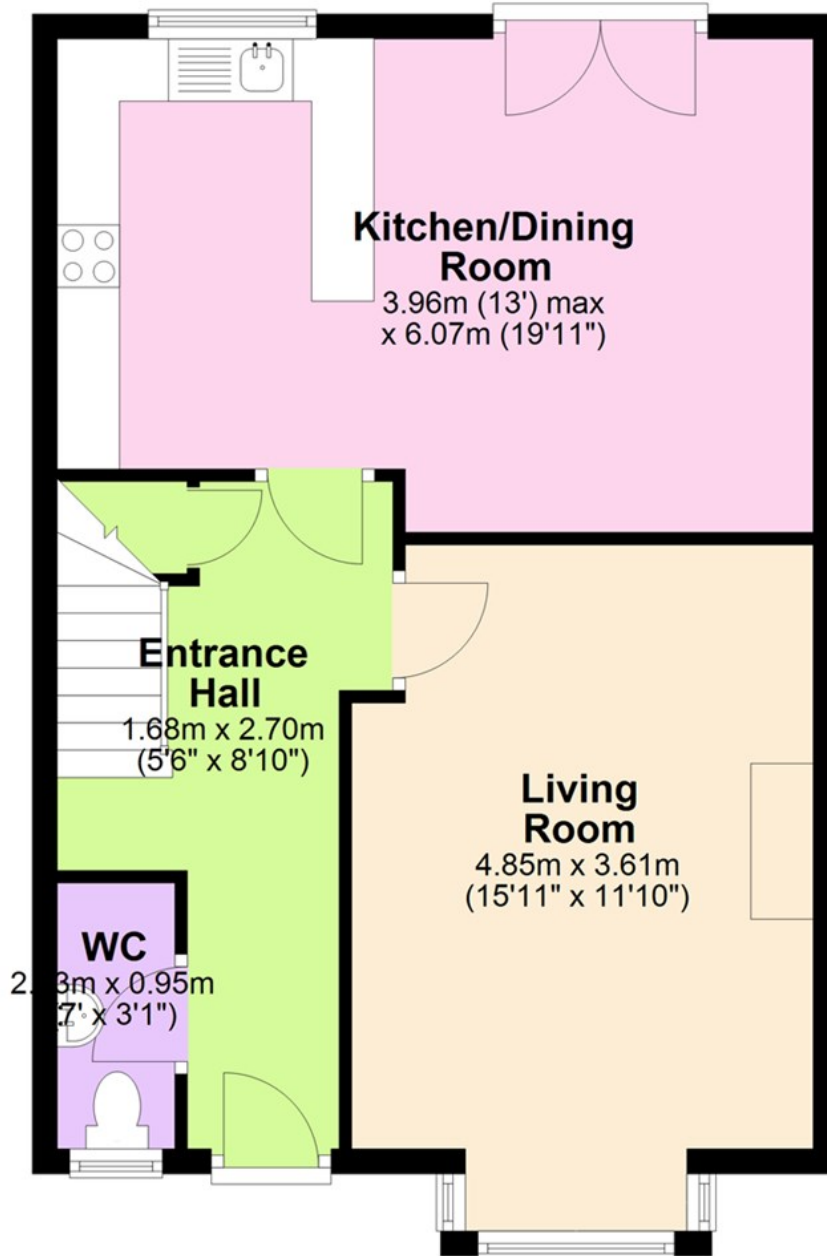


## Directions

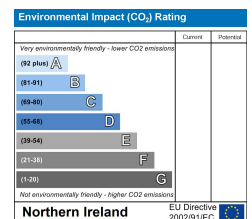
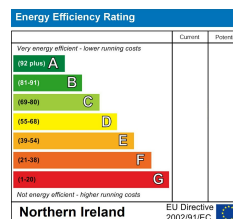


# Floor Plan

## Ground Floor



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