



51 LAGMORE VIEW ROAD, BELFAST, BT17 0FR



An exciting opportunity to purchase this well-appointed modern detached home superbly placed in this desirable residential location that is in constant demand and is easily accessible to lots of schools, shops and transport links along with the Glider service, arterial routes and both Belfast and Lisburn to name a few!

This home is highly energy efficient and is offered for-sale chain-free and the beautiful accommodation is briefly outlined below.

Three good-sized bedrooms and a luxury white bathroom suite with decorative tiling completes the first-floor.

On the ground floor there is a welcoming entrance hall and a bright and airy living room that has spotlights and feature double doors that lead to a luxury fitted kitchen which has access to a separate utility room and a handy located downstairs W.C.

In addition, the property has gas-fired central heating and Upvc double glazing as well as off road car-parking and a good sized enclosed rear garden that back onto open countryside.

A very well presented and maintained home and we have no hesitation in recommending an early viewing for this special purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £199,950

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Key Features

- Superb detached residence in this popular residential location that is constant demand and ideally placed close to lots of amenities.
- Bright and airy living room with double doors.
- Downstairs W.C.
- Gas-fired central heating / UPVC double glazing / highly energy efficient (EPC C-76)
- Chain-free.
- Three good-sized bedrooms.
- Luxury fitted kitchen with separate utility room.
- Luxury white bathroom suite on first-floor.
- Off-road car parking and good-sized, privately enclosed rear gardens.
- Close to excellent transport links along with the Glider service - early viewing strongly recommended!





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE HALL

Beautiful tiled floor.

LIVING ROOM

14'11 x 12'5

Wooden effect strip floor, storage cupboard, spotlights, beautiful feature double doors to;

LUXURY KITCHEN / DINING

13'1 x 10'3

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, extractor fan, integrated dishwasher, Partially tiled walls, tiled floor, spotlights. Access to;

UTILITY ROOM

Plumbed for washing machine, spotlights, extractor fan, Upvc double glazed back door.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled floor.

FIRST FLOOR

SPACIOUS LANDING

Spotlights, shelved storage.

BEDROOM 1

13'10 x 9'0

Wooden effect strip floor, built-in robes.

BEDROOM 2

9'8 x 8'2

Laminated wood effect floor.

BEDROOM 3

9'7 x 7'5

Laminated wood effect floor.

WHITE BATHROOM SUITE

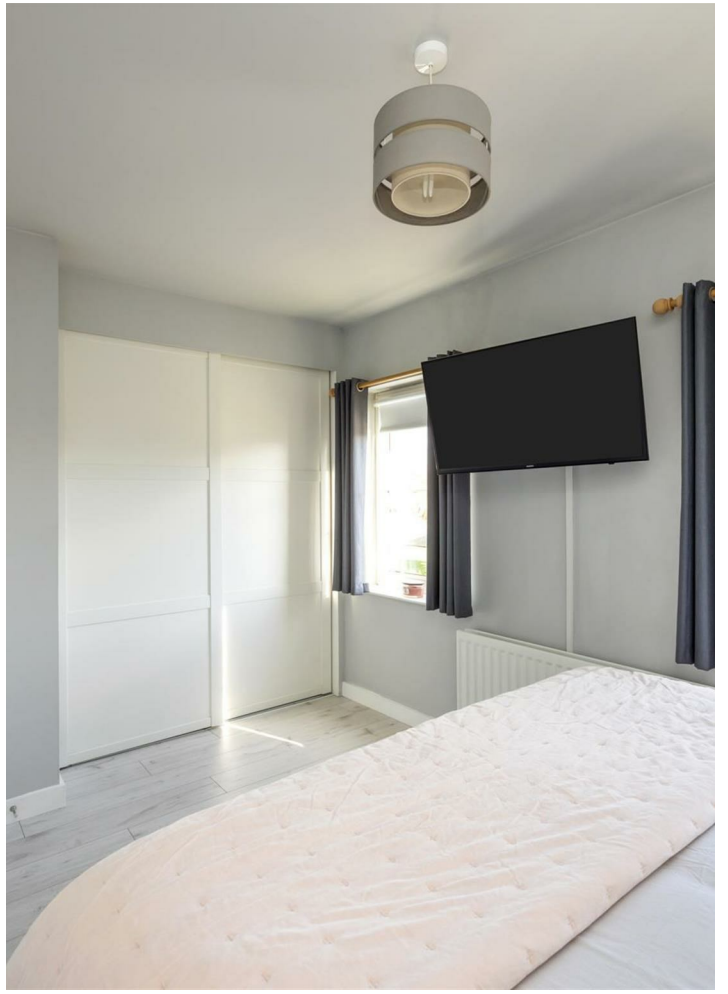
Bath, telephone hand shower, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome heated towel rail, beautiful tiled walls and floor.

OUTSIDE

Privately enclosed, good sized side and rear gardens, outdoor tap, outdoor power socket.

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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 Andersonstown on .

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. 18286893

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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