



## 9 ALTAN GARDENS, LAGMORE, BELFAST, BT17 0UE

An extraordinary and beautifully presented semi-detached home that is perfectly placed tucked away in this small and hugely popular cul-de-sac location that enjoys proximity to schools, shops and transport links along with the Clider service and accessibility to both Belfast and Lisburn as well as state-of-the-art leisure facilities and Colin Glen, Ireland's leading adventure park, to name a few!

This home has a higher-than-average energy rating (EPC C-73) and well-appointed accommodation that extends to around 984 sq ft and is briefly outlined below.

Three bedrooms and a white bathroom suite at first-floor level; there are also feature built-in slide robes on the landing providing excellent storage.

On the ground floor there is a spacious and welcoming entrance hall and a bright and airy living room as well as a luxury upgraded fitted kitchen which is open plan to a sizeable dining/entertaining space, and there are double doors leading to the private gardens.

Other qualities include gas-fired central heating and UPVC double glazing along with off-road parking and a privately enclosed, well-maintained, large rear garden that has artificial grass and is low-maintenance; there is also an additional flagged patio and an outdoor tap.

A magnificent home is ready for the lucky new owners to simply add their furniture, and we strongly encourage viewing to avoid disappointment!

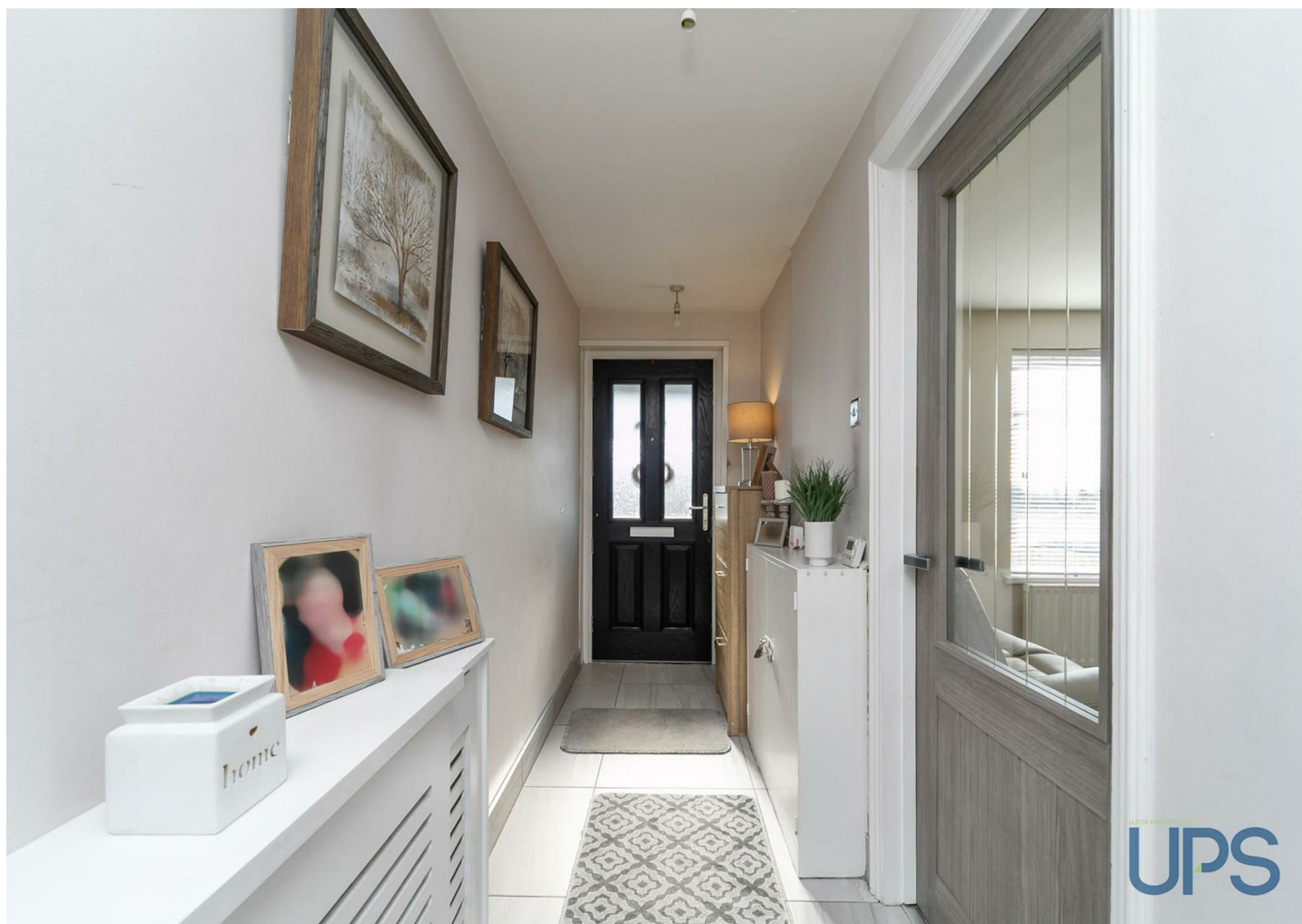
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £189,950

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### Key Features

- An extraordinary and beautifully presented semi detached home that is perfectly positioned tucked away in this small cul de sac location.
- Spacious and welcoming entrance hall leading to a bright and airy living room.
- Gas fired central heating system.
- Off road carparking and a privately enclosed, well maintained, large rear garden.
- Close proximity to schools, shops and transport links along with the Glider service and accessibility to both Belfast and Lisburn.
- Three bedrooms and white bathroom suite at first floor level.
- Luxury, upgraded fitted kitchen open plan to a sizeable dining / entertaining space, double doors leading to private gardens.
- Upvc double glazing.
- Higher than average energy rating EPC C 73.
- A magnificent home, ready for the lucky new owners to simply add their furniture.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Beautiful tiled floor to:

### LIVING ROOM

13'2 x 11'4

Wooden effect strip floor.

### LUXURY KITCHEN / DINING AREA

17'9 x 16'8

Range of high and low level high gloss fitted units, single drainer stainless steel 1 1/2 bowl sink, stainless steel extractor fan, plumbed for washing machine, integrated fridge and freezer, beautiful tiled floor and partially tiled walls, spotlights, storage cupboard, island with space to dine. Upvc double glazed double doors to garden.

## FIRST FLOOR

### LANDING

Feature built-in slide robes providing excellent storage ( Worcester gas boiler )

### BEDROOM 1

11'11 x 10'4

### BEDROOM 2

9'3 x 7'1

### BEDROOM 3

11'6 x 10'2

Built-in robes.

## WHITE BATHROOM SUITE

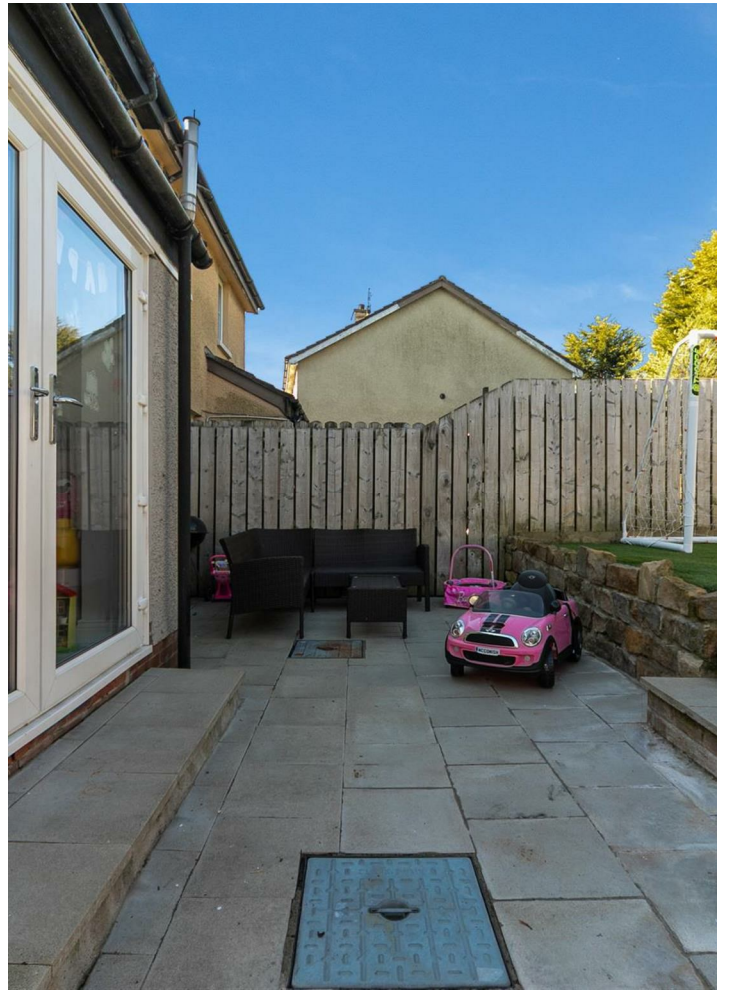
Bath, low flush w.c, 1/2 pedestal wall hung wash hand basin, low flush w.c, chrome effect sanitary ware, chrome effect towel warmer, spotlights, contemporary tiled walls and floor.

## OUTSIDE

Privately enclosed, well-maintained, low-maintenance rear garden with artificial grass, additional flagged patio, and off-road car parking to the front.

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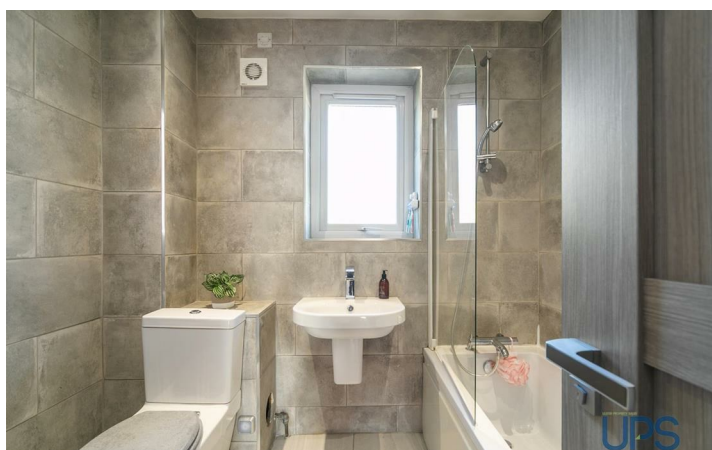








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Questions you may have.

**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. 18344583**

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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