



## 49 LAGMORE GROVE, BELFAST, BT17 OTD



A superior, well presented and finished semi detached family home that enjoys a landscaped, private, cul de sac position within this established residential location popular with first time buyers and young families. Fantastic doorstep convenience while ideally placed close to both Belfast and Lisburn, walking distance to excellent transport links to include the Glider service, arterial routes, and the motorway network. This beautiful home boasts bright and airy living family living accommodation extending to around 820 sq / ft, and must be seen to be fully appreciated; the accommodation is briefly outlined below.

Three good, bright, comfortable bedrooms, all with built-in wardrobes. Lounge feature archway open to a dining area with feature double patio doors. Luxury finished, contemporary fitted kitchen. White shower suite. Upvc double glazed windows / eaves and fascia in Upvc / gas fired central heating system. Feature floor coverings. Secure, private neatly maintained landscaped gardens. Good, fresh, youthful presentation. Well worth a visit. Chain free / immediate possession.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-30) G			
Not energy efficient - higher running costs			
		68	73
Northern Ireland		EU Directive 2002/91/EC	

**OFFERS AROUND £189,950**

## 49 LAGMORE GROVE, BELFAST, BT17 0TD

### Key Features

- A superior, well presented and finished semi detached family home with fantastic landscaped gardens
- Lounge open to a dining area with feature double patio doors.
- White shower suite.
- Good, fresh, youthful presentation.
- Early viewing highly recommended.
- Three good, bright, comfortable bedrooms.
- Luxury finished contemporary fitted kitchen.
- Upvc double glazed windows / gas fired central heating system.
- Well worth a visit.
- Chain free.







## GROUND FLOOR

### OPEN ENTRANCE PORCH

### ENTRANCE HALL

Ceramic tiled floor, storage understairs.

### LOUNGE

14'9 x 11'7

Feature marble fireplace with hearth, bay window, archway to;

### DINING AREA

10'1 x 9'3

Wooden effect strip floor, double patio doors.

### LUXURY FITTED KITCHEN

10'11 x 8'0

Range of high and low level high gloss built-in units, 4 ring ceramic hob, underoven, overhead extractor hood, built-in microwave, fridge and freezer and washing machine, Quartz work tops, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

12'1 x 11'8

Wooden effect strip floor, built-in mirror sliderobes.

### BEDROOM 2

12'2 x 9'9

Wooden effect strip floor, built-in mirror sliderobes.

### BEDROOM 3

9'1 x 7'6

Built-in robes.

## LUXURY SHOWER SUITE

Shower cubicle with thermostatically controlled shower unit, wash hand basin, vanity unit, low flush w.c, wooden effect strip floor.

## ROOFSPACE

Floored for storage.

## OUTSIDE

Driveway to front and side, mature landscaped private and flagged rear garden in neat lawns and flagging.

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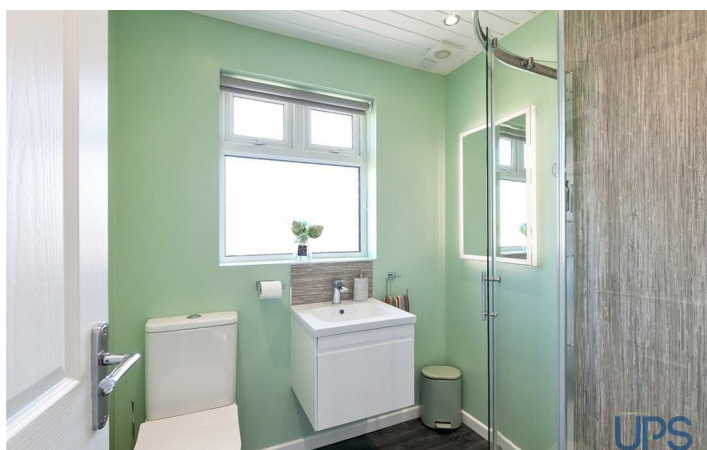
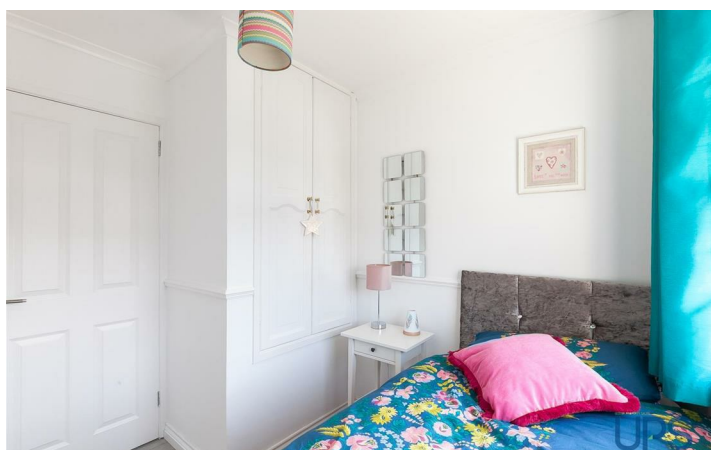
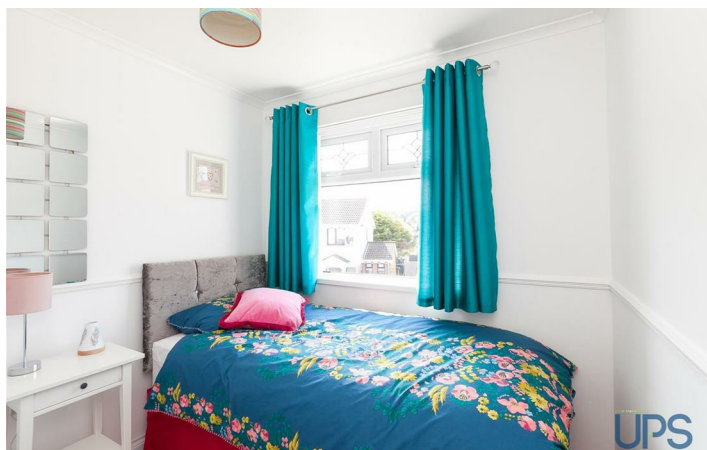








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Questions you may have.

**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 Conor 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. 16860048**

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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