



124 LAGMORE GLEN, DUNMURRY, BELFAST, BT17 0WB

A rare opportunity to purchase this spacious detached home superbly placed on this large site within this preferred and extremely sought-after residential location that enjoys proximity to lots of schooling, shops, and transport links along with the Glider service and arterial links.

With detached accommodation, coupled with this superior setting and with the bonus of being offered for sale chain-free, this one is a star buy, and the accommodation briefly comprises.

Three bedrooms, principal bedroom with private En-suite shower room and a white bathroom suite that completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs W.C. and access to the integral garage as well as a sizeable living room open plan to dining space with feature Upvc double glazed double doors and a separate fitted kitchen.

Large gardens providing plenty of outdoor space and off-road car-parking together with double glazing and gas central heating, all adding further to the appeal of this great opportunity that enjoys accessibility to both Belfast and Lisburn.

Dunmurry railway station and the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service are close

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	72

Northern Ireland EU Directive 2002/91/EC

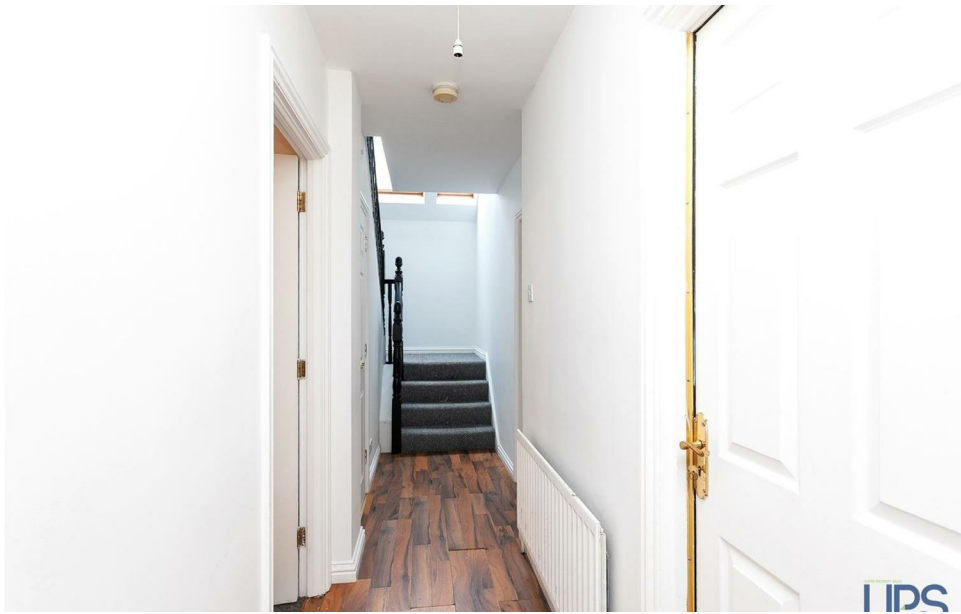
OFFERS AROUND £219,950

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Key Features

- Superbly placed detached home within this extremely popular and sought-after residential location close to schooling, shops and transport links along with the Glider service and arterial links.
- Living room open plan to dining space.
- Fitted kitchen.
- Upvc double glazing / Gas central heating system / Higher than average energy rating, EPC - C69.
- Large gardens providing plenty of outdoor space.
- Three bedrooms, En-suite shower room to principal bedroom.
- Downstairs w.c.
- Integral garage.
- White bathroom suite on first floor.
- Close to Belfast and Lisburn as well as leisure facilities, and the motorway network, together with being offered for sale chain-free, we strongly recommend viewing!





GROUND FLOOR

Front door to;

ENTRANCE PORCH

Laminated wood effect floor, hardwood glass panelled inner door to;

SPACIOUS ENTRANCE HALL

Laminated wood effect floor.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, extractor fan.

LIVING ROOM / DINING AREA

24'5 x 11'2

Open plan to dining area, Upvc double glazed doors to gardens;

KITCHEN

11'3 x 9'9

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and oven.

FIRST FLOOR

PRINCIPAL BEDROOM 1

14'5 x 12'0

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, partially tiled walls, extractor fan, Velux window.

BEDROOM 2

13'10 x 13'6

BEDROOM 3

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, velux window.

OUTSIDE

Enclosed, good sized rear garden, outdoor tap, well maintained garden, off road carparking to;

INTEGRAL GARAGE

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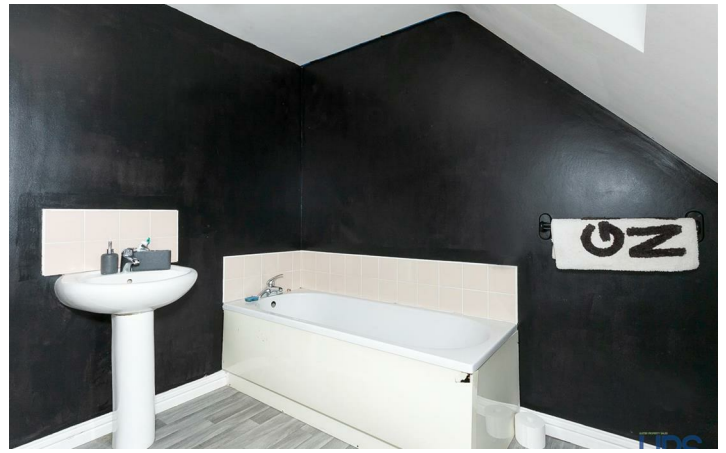








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Questions you may have.

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. 17778950

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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