



35 LAGMORE VIEW LANE, BELFAST, BT17 0FN



A remarkable semi-detached townhouse that is offered for sale for the first time since being constructed around 2016 and is superbly located tucked away within this exclusive and peaceful cul-de-sac setting that rarely becomes available, as well as offering proximity to lots of schools, transport links, including the Glider service, and accessibility to both Belfast and Lisburn, to name a few.

The well-appointed living space extends to around 1229 sq ft and enjoys a higher-than-average energy rating (EPC C-80), and with contemporary accommodation throughout, we strongly recommend viewing to fully appreciate this special home. The accommodation is briefly outlined below.

Three good-sized bedrooms, a principal bedroom with beautiful views over the surrounding countryside and access to a private, modern en-suite shower room, and an additional white bathroom suite complete the upper-floor accommodation.

On the ground floor, there is a spacious and welcoming entrance hall with tiled floor and access to a downstairs W.C. and integral garage at the lower ground level. There is an eye-catching living room that is bright and airy and has a beautiful picture window and spotlights. Also on the first floor is a further study/utility room that could make an ideal home-office space, as well as a large fitted kitchen open plan to a sizeable dining space that has Upvc double-glazed double doors leading to a privately enclosed garden with an additional flagged patio and raised decking area.

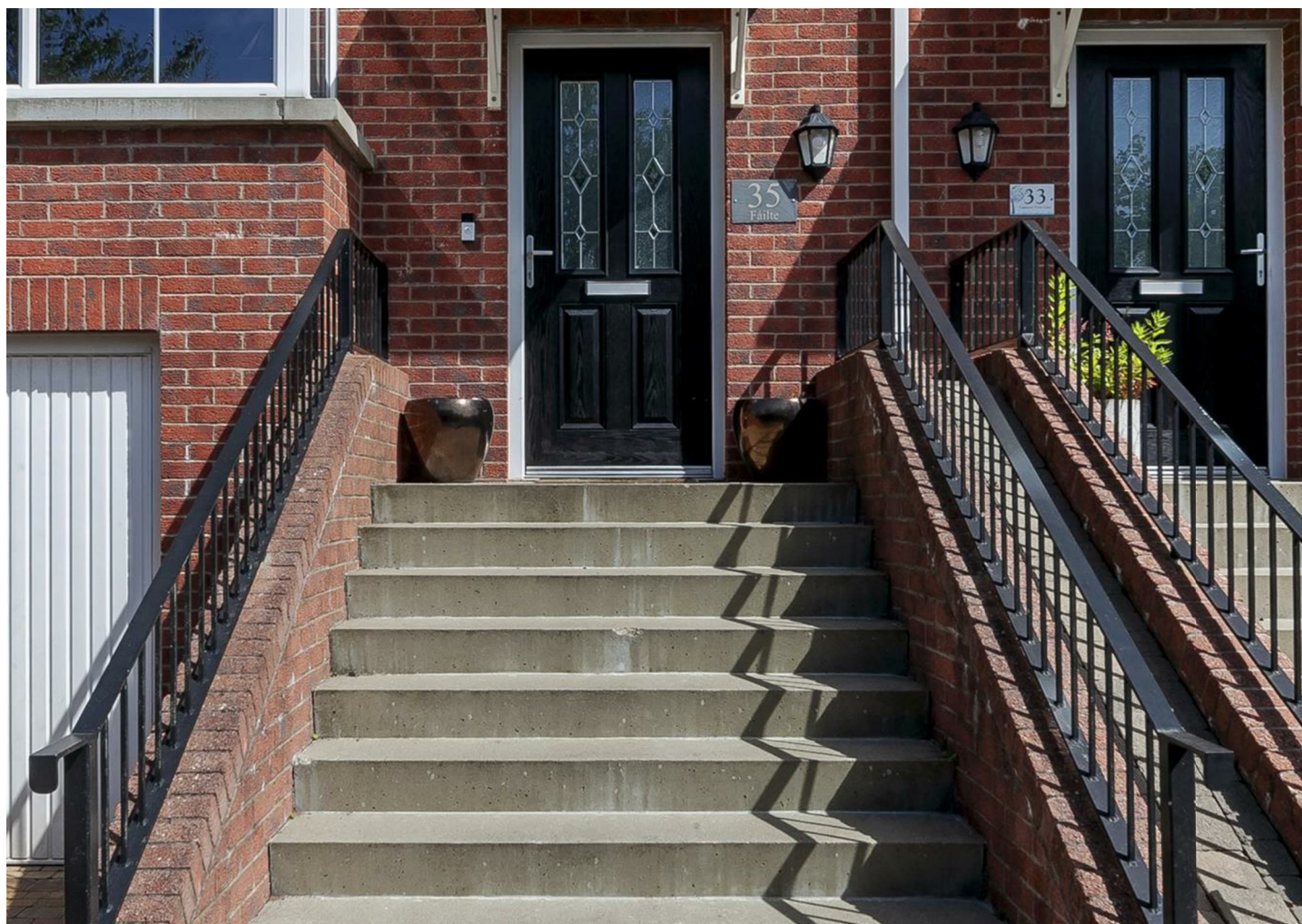
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £234,950

35 LAGMORE VIEW LANE, BELFAST, BT17 0FN

Key Features

- Remarkable semi detached townhouse that is offered for sale for the first time since construction around 2016.
- Well appointed living space extending to around 1229 sq ft.
- Bright and airy living room with feature media wall and picture window.
- Large fitted kitchen open plan to sizable dining space with double doors to gardens.
- Further separate utility / home office space. (Roof-space floored for storage)
- Superbly located tucked away within this exclusive and peaceful cul de sac setting with plenty of off-road car-parking to front and side.
- Three good sized bedrooms, principal bedroom with beautiful views and a private, modern en-suite shower room.
- Additional white bathroom suite / Downstairs w.c.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-80)
- Highly sought-after location close to the Glider service and both Belfast and Lisburn as well as lots of schools - Viewing strongly advised!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Tiled floor.

DOWNSTAIRS W.C

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

INTEGRAL GARAGE

Up and over door, gas boiler, light and power, Upvc double glazed pedestrian door.

LANDING

Wood strip floor, study / storage.

LIVING ROOM

Feature picture window, wooden effect strip floor, spotlights.

KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated fridge and freezer, built-in hob and oven, stainless steel extractor fan, partially tiled walls, tiled floor, open to sizeable dining space, feature Upvc double doors to garden.

WHITE BATHROOM SUITE

Bath, telephone hand shower, thermostatically controlled shower unit, low flush w.c. wash hand basin and storage units, chrome effect sanitary ware, pvc panelled walls and ceiling, extractor fan.

PRINCIPAL BEDROOM 1

Views of countryside.

ENSUITE SHOWER ROOM

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

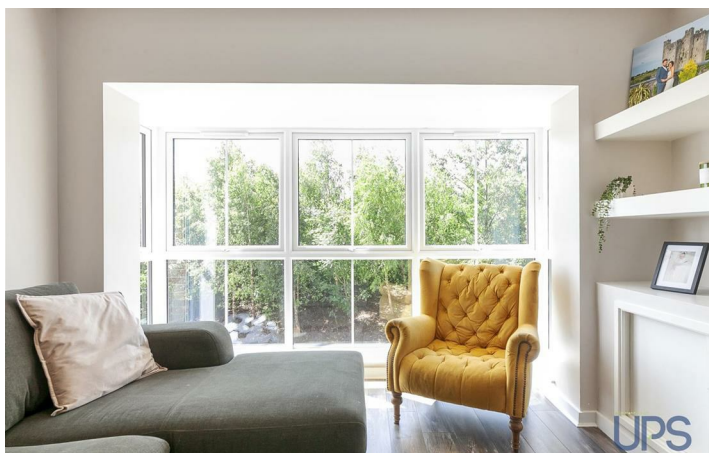
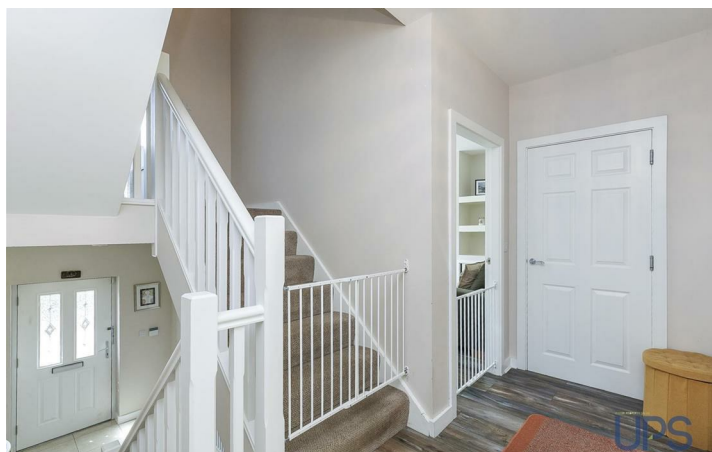
BEDROOM 2

BEDROOM 3

OUTSIDE

Enclosed, good-sized, rear garden and flagged patio, additional raised decking. Attractive brick paviour driveway to integral garage.

35 LAGMORE VIEW LANE, BELFAST, BT17 0FN









35 LAGMORE VIEW LANE, BELFAST, BT17 0FN



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 Linda 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. 16824814

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark