



136 LAGMORE GLEN, DUNMURRY, BELFAST, BT17 0WB



A magnificent, well presented and finished semi detached family home that offers 1026 sq/ft of well appointed living accommodation throughout while enjoying a mature and private, landscaped site. Three excellent, bright comfortable bedrooms. Principle bedroom with feature built-in wall to wall slide robes and a luxury ensuite shower room. Newly installed luxurious finished kitchen open to a sizeable casual dining area with island / feature picture window / double patio doors / wall panelling. Newly installed luxurious white bathroom suite with contemporary fittings and feature roll top bath. Upvc double glazed windows / gas fired central heating system. Roofspace with access for storage. Feature floor coverings / solid oak panelled internal doors / feature wall panelling. Exceptional, fresh, youthful presentation throughout. Large detached garage / tarmac driveway / car parking. Private, landscaped rear gardens. Fantastic doorstep convenience with easy walking distance to the Stewartstown Road / schools / transport links to include the Glider Service. A beautiful home with an abundance of charm throughout. Well worth a visit, this home will not disappoint.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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 £219,950

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Key Features

- Magnificent well presented and finished semi detached family home.
- Principle bedroom with feature built-in wall to wall slide robes and luxury ensuite shower room.
- Newly installed luxurious finished kitchen open to a casual dining area.
- Feature picture window / double patio doors.
- Feature floor coverings / solid oak panelled internal doors / feature wall paneling.
- Three excellent, bright, comfortable bedrooms.
- One generous reception room.
- Newly installed luxurious white bathroom suite with contemporary fittings and roll top bath.
- Upvc double glazed windows / gas fired central heating.
- Large detached garage / Landscaped private and mature gardens.





GROUND FLOOR

Open entrance porch. Feature composite entrance door to;

ENTRANCE HALL

Ceramic tiled floor, Feature wall paneling, storage understairs.

LOUNGE

17'8 x 13'2
Feature fireplace with black granite inset and hearth, ceramic tiled floor.

NEWLY INSTALLED LUXURY KITCHEN / DINING AREA

19'1 x 17'3
Excellent range of high and low level units, feature Quartz work surfaces, feature Centre island with sink unit, lighting, ceramic tiled floor, wall paneling, 4 ring gas hob, built-in oven, overhead extractor hood, fridge and freezer, downlighters, vertical radiator, feature picture window and further double patio doors.

FIRST FLOOR

PRINCIPLE BEDROOM 1

13'8 x 12'8
Wooden effect strip floor. Feature wall paneling.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, feature bowl wash hand basin, low flush w.c, tiling, ceramic tiled floor.

BEDROOM 2

13'0 x 10'8
Wooden effect strip floor.

BEDROOM 3

9'6 x 8'8
Built-in robes.

LUXURY WHITE BATHROOM SUITE

Contemporary fitted white suite with roll top bath, wash hand basin, vanity unit, tiling, ceramic tiled floor, downlighters, vertical radiator. Feature chrome sanitary ware.

LANDING

Feature paneling, Roofspace access / slingsby type ladder to;

ROOFSPACE

Feature flooring / Storage

OUTSIDE

Tarmac drive way with car parking to front and side, mature gardens to front and rear, lawns, planting, mature hedging and flagging with extensive paving, feature gate to side outside lights.

LARGE DETACHED GARAGE

17'6 x 11'2
Up and over door, light and power.

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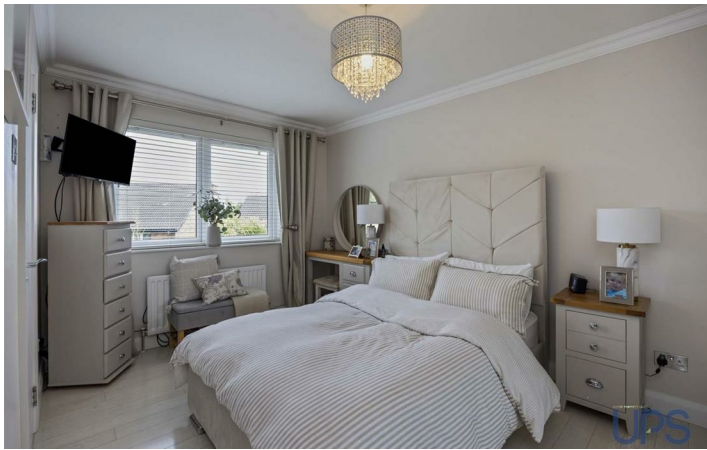








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Questions you may have.

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 Gareth 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. 18138775

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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