



## 25 LAGMORE DOWNS, STEWARTSTOWN ROAD, BELFAST, BT17 0TB

An extremely rare opportunity to purchase this charming semi-detached bungalow superbly placed within this small and peaceful residential cul-de-sac location within proximity of excellent transport links along with the Glider service and accessibility to both Belfast and Lisburn, including state-of-the-art leisure facilities and all the abundance of amenities in Andersonstown, to name a few!

The property offers accessible accommodation on one level, benefits from a higher-than-average energy rating (EPC C-75), and enjoys this private position just off the Stewartstown Road. The well-appointed accommodation is briefly outlined below.

Three bedrooms and a bright and airy living room together with a good-sized fitted kitchen that is open plan to a dining area as well as a white bathroom suite with spotlights add to the appeal of this wonderful bungalow.

Other qualities include gas-fired central heating and Upvc double glazing, as well as off-road car parking and a privately enclosed low-maintenance rear garden with outdoor tap and feature bar/entertaining shed.

The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service is easily accessible, as is Colin Glen, Ireland's leading adventure park, and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	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 £199,950

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### Key Features

- Charming semi detached bungalow superbly placed within this small and peaceful residential cul de sac location.
- Gas fired central heating system.
- Off road carparking and privately enclosed low maintenance rear garden with feature bar / entertaining shed.
- Higher than average energy rating.
- Three bedrooms and bright and airy living room together with a good sized fitted kitchen open plan to dining area.
- Upvc double glazing.
- Within proximity of excellent transport links along with the Glider service and accessibility to both Belfast and Lisburn.
- Early viewing recommended.





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, store cupboard x 2.

### BEDROOM 2

9'5 x 10'5

Wooden effect strip floor, built-in robes.

### LIVING ROOM

11'7 x 19'0

Wooden effect strip floor.

### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin and store cupboard, chrome effect sanitary ware, chrome towel warmer, spotlights, pvc stripped walls and ceiling.

### BEDROOM 1

9'5 x 12'10

### BEDROOM 3

7'5 x 9'5

Wooden effect strip floor, built-in robes.

### KITCHEN / DINING AREA

8'10 x 16'11

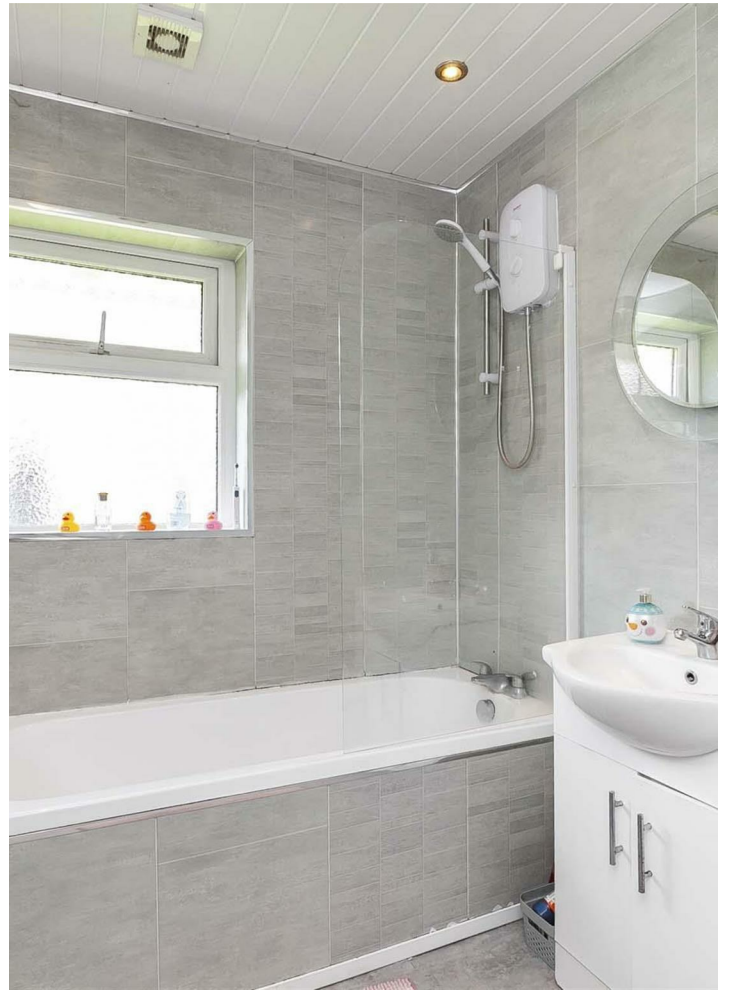
Range of high and low level units, single drainer stainless steel sink unit, 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, open plan to dining space, Upvc double glazed back door.

### OUTSIDE

Privately enclosed rear garden, well maintained front and side gardens, off road carparking, outdoor tap.

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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. 18132203**

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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