

## 79 LAGMORE GROVE, STEWARTSTOWN ROAD, BELFAST, BT17 0DZ

An extended semi detached family home that enjoys an extensive landscaped private cul de sac position within this popular residential cul de sac development off the Stewartstown Road. Four good bright comfortable double bedrooms. Extended Principle bedroom with large extended ensuite bathroom. Three separate reception rooms. Luxury fitted kitchen. White bathroom suite. Gas fired central heating system with feature wood burning stove. Recently installed feature Upvc triple glazed windows / Good Energy Rating. Feature internal doors / feature floor coverings. Good fresh youthful presentation. Fantastic doorstep convenience with easy walking distance of the Stewartstown Road / schools / shops / transport links to include the Glider Service. Only upon viewing can the substantial extended family living accommodation on offer be truly appreciated. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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 £244,950

# 79 LAGMORE GROVE, STEWARTSTOWN ROAD, BELFAST, BT17 0DZ

## Key Features

- An extended semi detached family home that enjoys an extensive landscaped cul de sac position within this popular residential development.
- Extended Principle bedroom with an Extended Large ensuite bathroom
- Luxury fitted kitchen.
- Gas fired central heating system/ Wood burner
- Good fresh youthful presentation.
- Four good bright double bedrooms.
- Three separate reception rooms.
- White bathroom suite.
- Recently installed feature Upvc triple glazed windows.
- Fantastic doorstep convenience with easy walking distance to schools / shops and transport links.





## GROUND FLOOR

Upvc double glazed entrance door to;

### LOUNGE

14'3 x 14'5

Wooden effect strip floor, feature bay window, fireplace with black granite hearth and wood burning stove, feature wall panelling.

### LUXURY FITTED KITCHEN

13'7 x 10'5

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, double oven, 5 ring ceramic modern hob, overhead extractor hood, feature flooring, open to :

### EXTENDED DINING ROOM

10'5 x 10'2

Feature flooring. Double patio doors open to;

### EXTENDED FAMILY ROOM

17'9 x 10'9

Wooden effect strip floor, downlighters.

## FIRST FLOOR

### EXTENDED PRINCIPLE BEDROOM 1

14'2 x 9'7

Wooden effect strip floor.

### EXTENDED ENSUITE BATHROOM

Feature Roll top bath, wash hand basin, low flush w.c, chrome effect sanitary ware, downlighters.

### BEDROOM 2

13'3 x 7'2

Wooden effect strip floor, gas boiler.

### BEDROOM 3

9'5 x 8'1

Wooden effect strip floor.

### WHITE BATHROOM SUITE

Tiled panelled bath, low flush w.c, pedestal wash hand basin, thermostatically controlled shower unit, downlighters.

### BEDROOM 4

13'7 x 12'5

### OUTSIDE

Extensive site with large front garden, feature flagging and gardens, feature pillars to driveway / car parking. Private and secure rear garden.

79 LAGMORE GROVE, STEWARTSTOWN ROAD, BELFAST, BT17 0DZ





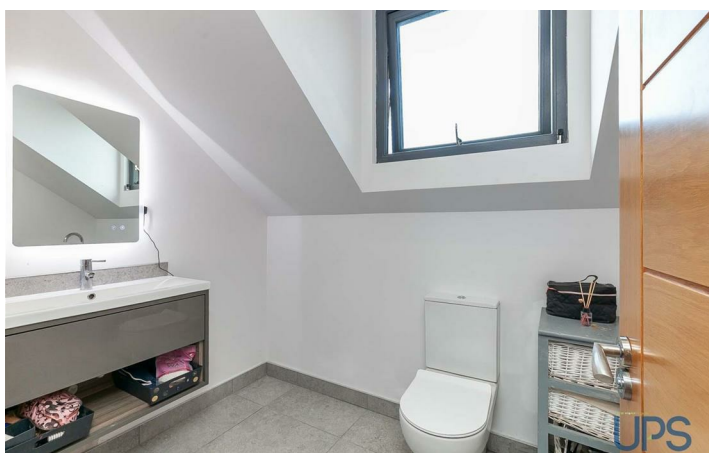
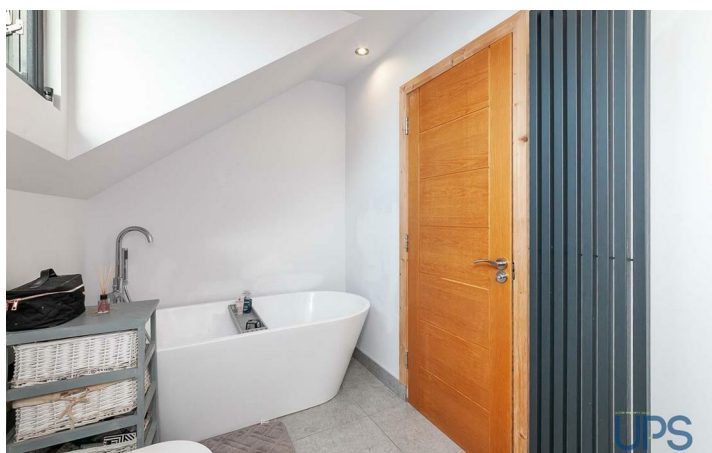


UPS

UPS



# 79 LAGMORE GROVE, STEWARTSTOWN ROAD, BELFAST, BT17 0DZ



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. 18157522**

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

FORESTSIDE  
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