



45 LAGMORE VIEW ROAD, STEWARTSTOWN ROAD, BELFAST, ANTRIM, BT17 0FR

An extraordinary duplex apartment superbly placed within this modern complex that is ideally located adjacent to beautiful open countryside within this extremely popular location close to schools, shops, and transport links along with the Glider service on the Stewartstown Road and convenient to both Belfast and Lisburn as well as arterial routes.

Benefitting from a higher-than-average energy rating (EPC C-79) and well-appointed living space over two storeys, this beautiful apartment is offered for sale chain-free, and the accommodation is briefly outlined below.

Two good-sized bedrooms and a white bathroom suite complete the first-floor level.

On the ground floor there is an entrance hall with a good-sized handy storeroom and a bright and airy living room open plan to a kitchen/dining arrangement. The living room has a feature picture window overlooking mature greenery.

Other qualities include gas-fired central heating and Upvc double glazing, and the apartment is approached via a door entry intercom system and offers contemporary and secure living in this most desirable location.

Early viewing is recommended.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 79 |
| (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 £134,950

45 LAGMORE VIEW ROAD, STEWARTSTOWN ROAD, BELFAST, ANTRIM, BT17 0ED

Key Features

- An extraordinary duplex apartment superbly placed within this modern complex adjacent to beautiful open countryside/greenery.
- Bright and airy living room open plan to kitchen / dining arrangement with beautiful views.
- White bathroom suite.
- Approached via a door entry intercom system - safe and secure living.
- Excellent transport links along with the Glider service on the Stewartstown Road as well as arterial routes and the motorway network.
- Two good sized bedrooms at first floor level.
- Feature picture window in living room overlooking mature greenery.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-79)
- Offered for sale chain-free and proximity to lots of amenities as well as convenient to both Belfast and Lisburn.
- A beautiful apartment in this desirable and highly sought-after location that is in constant demand, early viewing recommended.





GROUND FLOOR

Door entry intercom system to;

COMMUNAL ENTRANCE

Well-maintained communal areas, stairs to;

FIRST FLOOR

APARTMENT ENTRANCE

ENTRANCE HALL

Store room.

LIVING ROOM

Feature picture window, attractive views over mature greenery. Open plan to;

KITCHEN / DINING AREA

17'0 x 16'6

Range of high and low level units, integrated fridge and freezer, integrated dishwasher, built-in 4 ring hob and underoven, stainless steel extractor fan, single drainer stainless steel 1 1/2 bowl sink unit, spotlights, stairs to;

FIRST FLOOR

SPACIOUS LANDING

BEDROOM 1

11'7 x 9'7

Beautiful views.

BEDROOM 2

10'0 x 9'5

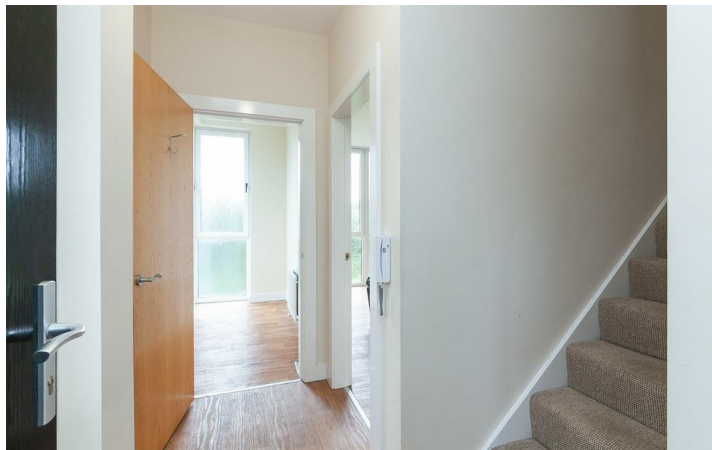
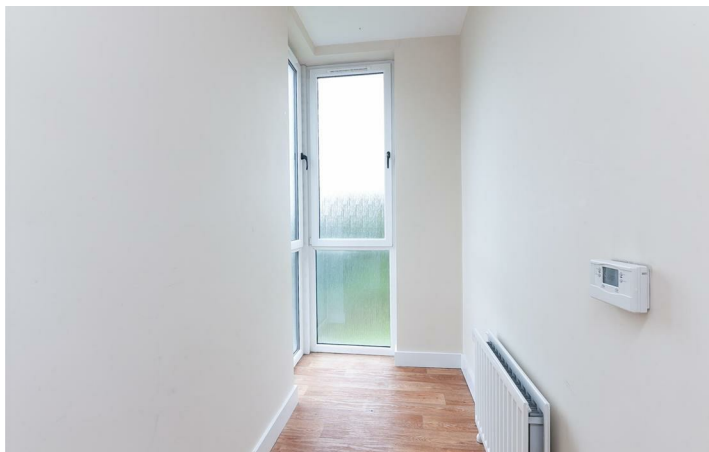
WHITE BATHROOM SUITE

Bath, telephone hand shower, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect towel warmer.

OUTSIDE

Parking.

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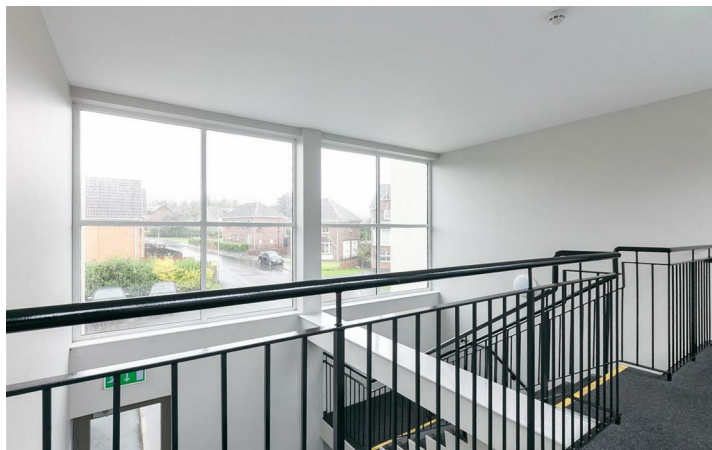








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Questions you may have.

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. 18170763

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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