

For Sale

Asking Price: £295,000

SimonBrien



24 Lagmore Glen,
Dunmurry, BT17 0UZ

simonbrien.com

Description

The Lagmore development has consistently proved popular in recent with a range of purchasers including young professionals and families, who appreciate the convenience of the location close to a host of local amenities, schooling, and transport networks.

This particular detached family home provides well appointed and presented accommodation with a four bedroom layout, two reception rooms, kitchen with casual dining area together with bathroom, ensuite, utility room and cloakroom. Externally the property is well located in a quiet cul de sac and positioned on a generous private site with spacious gardens, garage and excellent driveway parking

Viewing is by private appointment through our Belfast Office on 02890 668888.

Accommodation

Entrance Porch

Hardwood Door to Entrance Porch, tiled floor, inner door to entrance hall, tiled floor

Cloakroom

Low flush WC, wash hand basin

Special Features & Services

- Attractive Well Presented Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Fully Fitted Kitchen with Casual Dining Area
- Family Bathroom and Ensuite
- Downstairs Cloakroom
- Utility Room
- Detached Garage
- Gas Fired Central Heating
- PVC Double Glazing
- Fully Enclosed Private Gardens in Lawns and Patio
- Quiet Cul De Sac Location
- Generous Parking to Front
- Popular & Convenient Location Close To Local Amenities, Schooling & Motorway Networks
- Viewing by Private Appointment



Living Room

12'4" x 13'9" (3.76m x 4.2m):

Feature fireplace, access to rear garden, laminate floor



Family Room

16'1" x 12'5" (4.9m x 3.78m):

Bar Area, laminate floor



Kitchen/Dining
10'2" x 13'4" (3.1m x 4.06m):
High and Low Level units, inset sink, recess range cooker

Utility Room
10'2" x 7' (3.1m x 2.13m):
Low level units, plumbed washing machine



First Floor

Bedroom 1
13'8" x 10'10" (4.17m x 3.3m):



Ensuite
Bathroom Fully tiled shower enclosure, low flush WC, wash hand basin vanity unit



Bedroom 2
12'8" x 11'7" (3.86m x 3.53m)



Bedroom 3
12'8" x 9'9" (3.86m x 2.97m)



Bedroom 4
11'10" x 10'7" (3.6m x 3.23m)

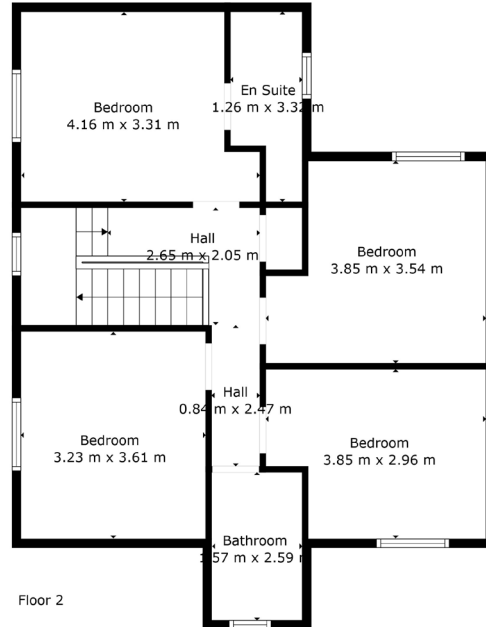
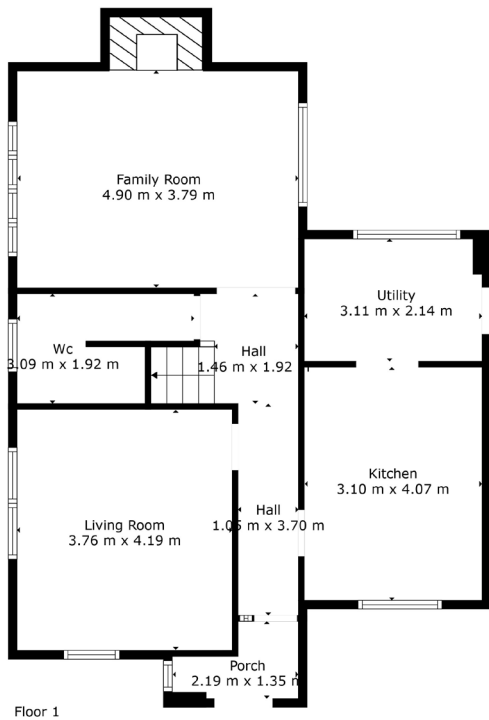
Bathroom
White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, wash hand basin



Outside
Generous site with gardens to front and rear in lawns, patio and decking. Excellent driveway parking

Detached Garage
Up and over door, light and power





VALUER

Mark Leinster
 Simon Brien - South Belfast
 525 Lisburn Road, Belfast
 Co. Antrim, BT9 7GQ
 T: 028 9066 8888
 E: southbelfast@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to
Crawford Mulholland
 348 Lisburn Road, Belfast,
 Co. Antrim, BT9 6GH
 T: 028 9066 5544
 E: office@crawfordmulholland.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
56-68	D		
39-54	E		
21-38	F		
1-20	G		



simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.