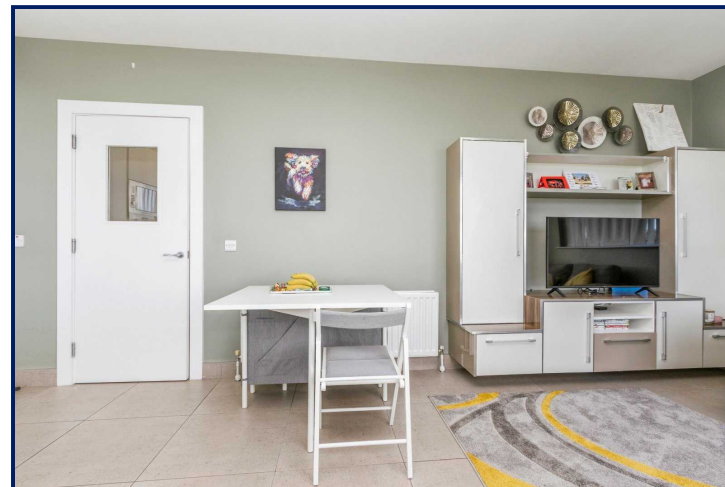
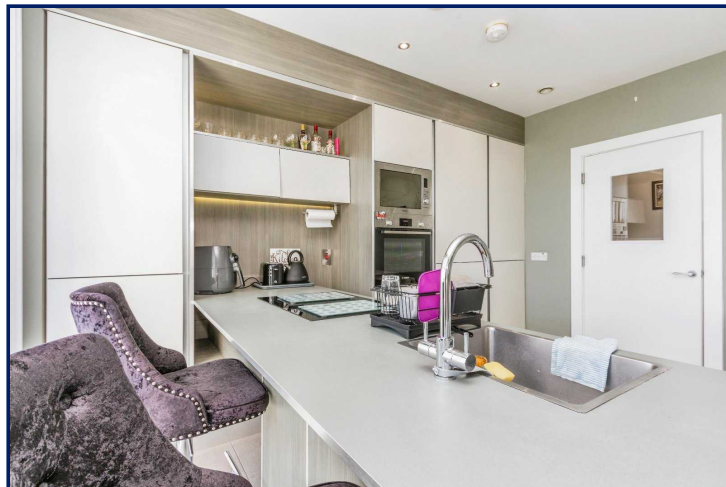
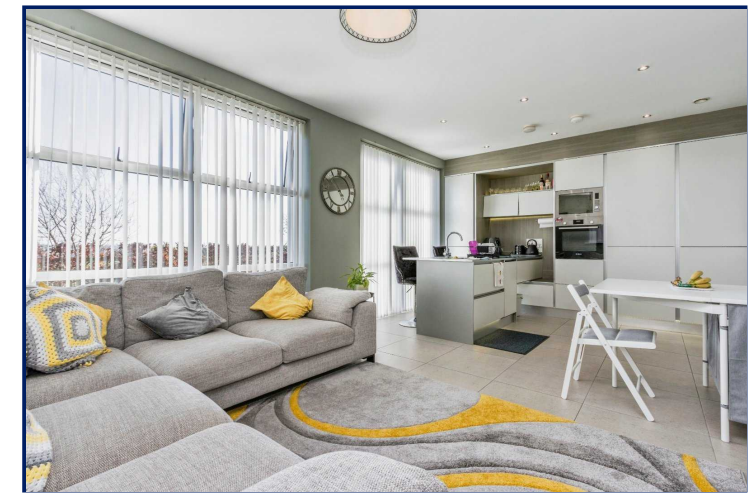


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Lagmore View Road, Dunmurry,
Belfast, County Antrim, BT17

Asking Price: £149,950
Leasehold

Reeds Rains

reedsrains.co.uk

Lagmore View Road, Dunmurry, Belfast, County Antrim, BT17

Asking Price: £149,950 Leasehold

Council Tax Band:

EPC Rating: C

Stunning ground floor apartment located in a sought-after area. This stunning property boasts 2 spacious bedrooms, modern kitchen, and a bright living area leading onto communal gardens. The apartment is conveniently situated near local amenities and excellent transport links. Don't miss this opportunity to own your dream home.

Coomunal Entrance Hall

Intercom system.

Inner Hall

Downstairs from reception area.

Hallway

Gas fired boiler, laminate flooring.

Living Area Open To Kitchen/ Dining

21'5" x 12'8" (6.53m x 3.86m)

Tiled flooring open to luxury fitted kitchen, inlaid sink unit, built-in ceramic hob and electric oven, breakfast bar, laminate work tops.

Bedroom 1

13'5" x 9'9" (4.1m x 2.97m)

Laminate flooring. Walk-in robe with storage.

Bedroom 2

10'1" x 9' (3.07m x 2.74m)

Laminate flooring, built-in robe

Family Bathroom

8'11" x 7'8" (2.72m x 2.34m)

Feature panelled bath, shower attachment, wash hand basin, vanity unit, separate shower cubicle with controlled shower unit.

Note To Purchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

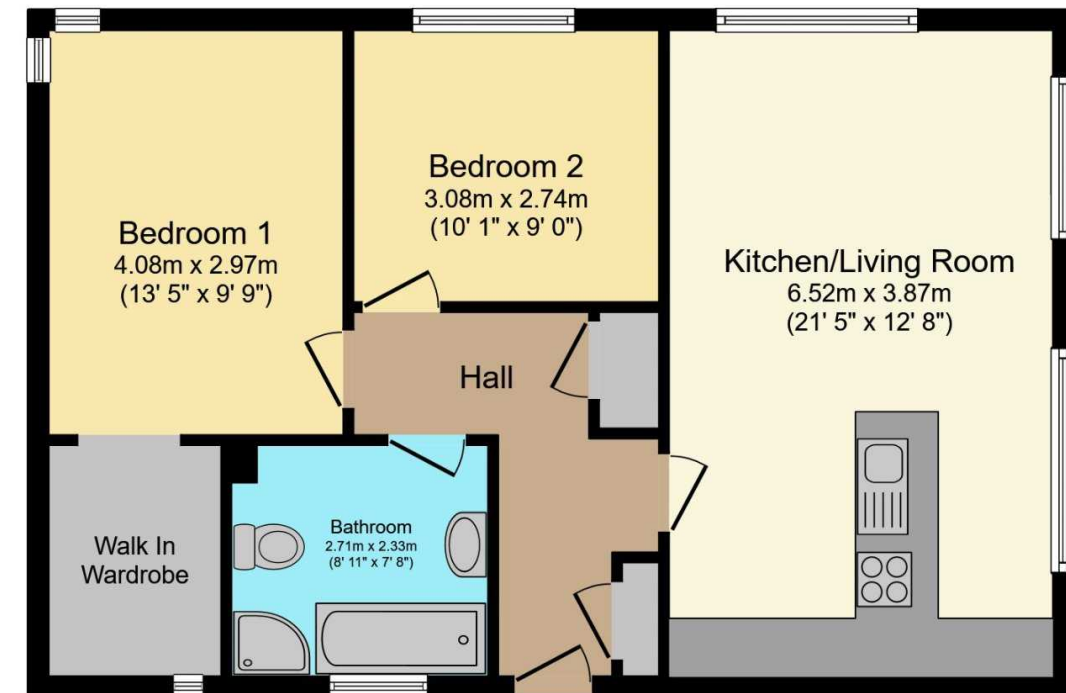
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 65.9 m² (709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk