



125 LAGMORE GLEN, STEWARTSTOWN ROAD, BELFAST, BT17 0WB

An extraordinary four-bedroom detached home superbly placed within this highly sought-after residential location that enjoys ease of access to lots of schools, shops, and transport links along with the Glider service and both Belfast and Lisburn, to name a few.

Benefiting from a four-bedroom layout and well-appointed living space that can be hard to find in today's market, this outstanding home within this preferred residential location is a star buy!

Four good sized bedrooms and a contemporary shower room with a feature shower cubicle and decorative tiling, as well as access to a developed roof-space via a pull-down ladder on the landing, complete the upper-floor living.

On the ground floor, there is a warm and spacious entrance hall with a handy located downstairs W.C., a living room with a beautiful, tiled floor, spotlights, and access to a dining space also with a beautiful, tiled floor, and double doors to privately enclosed, well maintained gardens. There is also a luxury fitted kitchen with decorative tiling and access from the hallway to the integral garage, which has light, power, and plumbing.

A gas fired central heating system and double glazing as well as off road car-parking and a higher-than-average energy rating (EPC C-73), together with beautifully presented accommodation extending to around 1123sq ft all add further to the appeal of this outstanding home.

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	

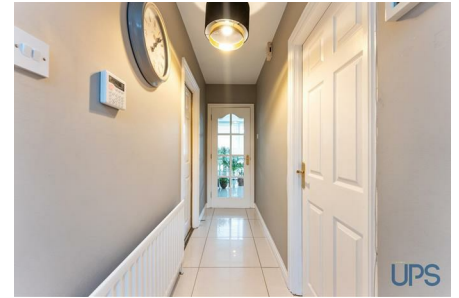
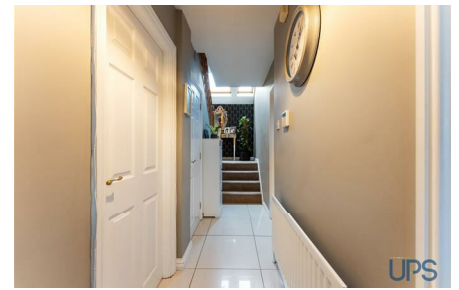
OFFERS OVER £234,950

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Key Features

- A rare opportunity to purchase a four bedroom detached home within this highly regarded and sought-after residential location.
- Downstairs w.c.
- Integral garage with light, power and plumbing.
- Access to developed roof-space via a pull down ladder on landing with light and power.
- Privately enclosed, well maintained gardens.
- Living room with beautiful tiled floor, spotlights and access to dining area with feature double doors to enclosed gardens.
- Luxury fitted kitchen.
- Gas fired central heating / Double glazing.
- Off road carparking.
- Close to excellent transport links along with the Glider service, motorway network, lots of schools and an abundance of amenities in Andersonstown to name a few!





GROUND FLOOR

Hardwood double glazed front door to;

ENTRANCE PORCH

Beautiful tiled floor, spotlights, hardwood glass panelled inner door to;

SPACIOUS ENTRANCE HALL

Beautiful tiled floor.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin, chrome effect sanitary ware, beautiful tiled walls and floor, extractor fan.

Access from hallway to;

INTEGRAL GARAGE

Up and over door, light and power, plumbed for washing machine.

LIVING ROOM

Beautiful tiled floor, spotlights, access to;

DINING ROOM

Beautiful tiled floor, cornicing, Upvc double glazed double doors to enclosed gardens.

LUXURY KITCHEN

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated dishwasher, built-in hob and underoven, stainless steel extractor fan, beautiful tiled floor and partially tiled walls, hardwood glass panelled back door.

FIRST FLOOR

BEDROOM 1

Velux windows.

BEDROOM 2

BEDROOM 3

Velux window.

BEDROOM 4

CONTEMPORARY SHOWER SUITE

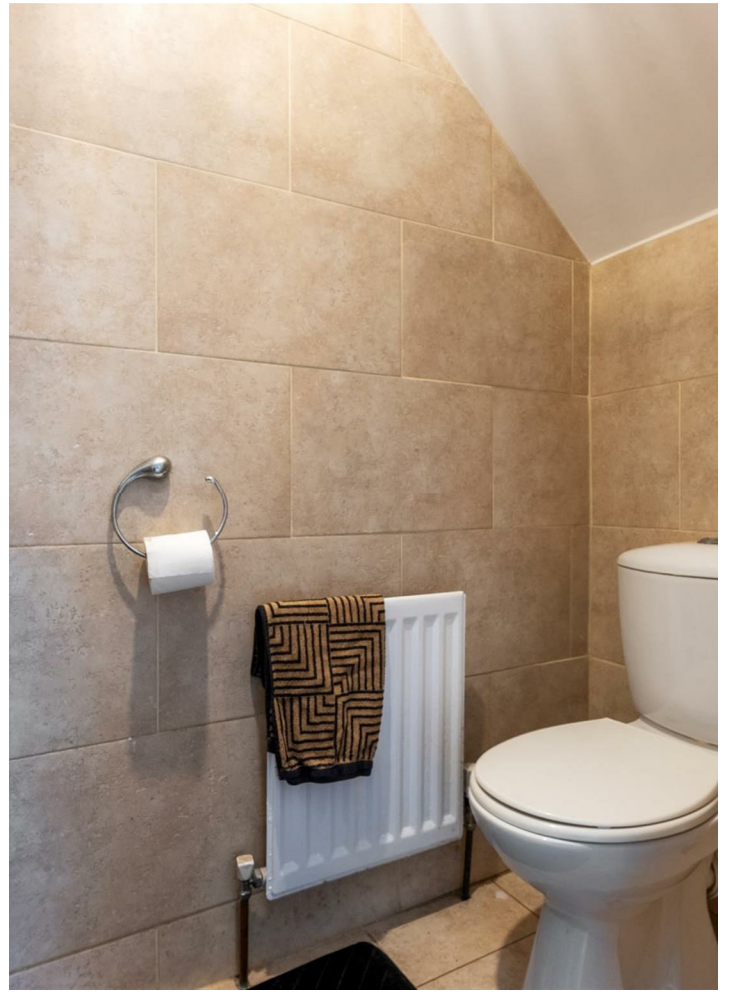
Feature shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin, towel warmer, black effect sanitary ware, pvc stripped ceiling, beautiful tiled floor.

OUTSIDE

Good sized, enclosed rear garden and additional patio, railings and gates, off road carparking, well maintained front garden.

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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. 17931211

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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