



66 LAGMORE GLEN, STEWARTSTOWN ROAD, BELFAST, BT17 0TB



A stylish detached home extending to around an impressive 1310 sq ft offers well-appointed living space within this hugely popular residential development that benefits from proximity to excellent transport links along with the Glider service and lots of schools and shops, as well as being handy to both Belfast and Lisburn together with arterial links and much more!

Benefiting from a higher-than-average energy rating (EPC C-77), this attractive home must be seen to be fully appreciated, and the superb accommodation is briefly outlined below.

Three good-sized bedrooms, the principal bedroom with a luxury en-suite shower room with spotlights, and a white bathroom suite, together with access from the landing via a pull-down ladder to a developed roof space, complete the upper floor.

On the ground floor, there is an entrance porch leading to a spacious and welcoming entrance hall with spotlights and a handy W.C. In addition, a sizeable living room that is open plan to a dining area with feature double doors to enclosed gardens and an additional separate family room that has access to a separate utility room provide that all important and sought-after second reception room complements this fine home further. Additionally, a fitted kitchen with a range of built-in appliances and spotlights adds further to the appeal of this beautiful home.

This property also benefits from off-road car parking and well-maintained, good-sized gardens, together with gas-fired central heating and Upvc double glazing, and enjoys ease of

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	77	77
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

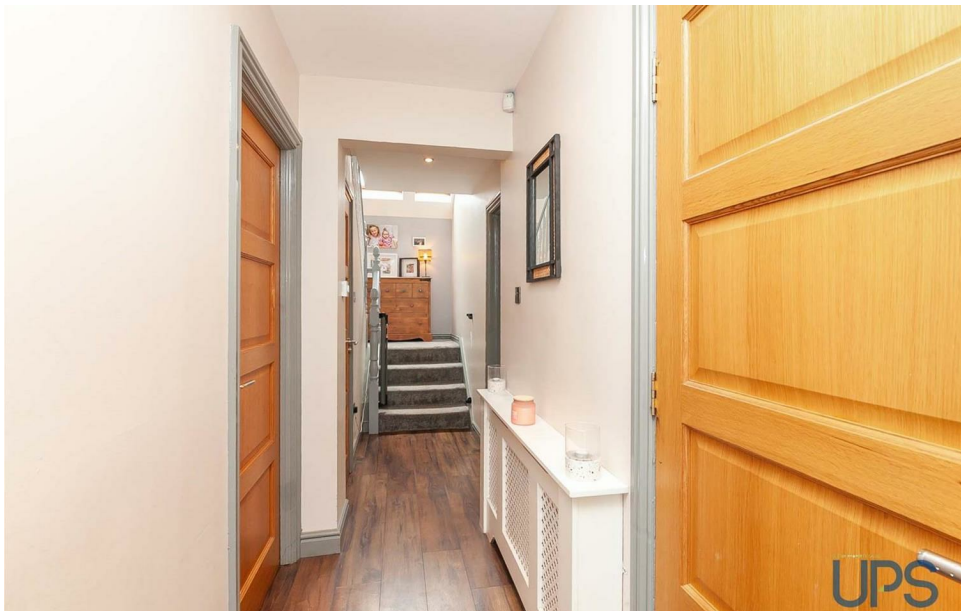
OFFERS OVER £239,950

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Key Features

- Stylish detached home extending to around an impressive 1310 sq ft and superbly positioned within this popular residential location.
- Two separate reception rooms.
- Luxury fitted kitchen, separate utility room.
- Well-maintained good-sized gardens.
- Proximity to both Belfast and Lisburn as well as arterial routes and Colin Glen, Ireland's Leading Adventure Park.
- Three good sized bedrooms, principal bedroom with private en-suite shower room.
- Downstairs W.C.
- Gas central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-77)
- Close to lots of amenities to include lots of schools, shops and transport links along with the Glider service.
- Early viewing recommended for this special purchase.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Laminated wood effect floor, spotlights, inner door to;

SPACIOUS ENTRANCE HALL

Laminated wood effect floor, spotlights.

DOWNSTAIRS W.C

low flush w.c. wash hand basin with storage unit, extractor fan, laminated wood effect floor.

LIVING ROOM / DINING SPACE

11'2 x 24'6
Laminated wood effect floor, cornicing, open plan to dining space with feature Upvc double glazed double doors to enclosed garden.

KITCHEN

9'6 x 13'11
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in microwave, built-in oven, built-in hob, extractor fan, plinth lighting, underunit lighting, partially tiled walls and tiled floor, spotlights, hardwood glass panelled back door.

LOUNGE

9'10 x 11'10
Laminated wood effect floor, Upvc double glazed double doors, spotlights.

SEPARATE UTILITY ROOM

Tiled floor, extractor fan.

FIRST FLOOR

PRINCIPAL BEDROOM

9'9 x 14'1

LUXURY ENSUITE SHOWER ROOM

Shower room with thermostatically controlled shower unit, low flush w.c., wash hand basin with storage unit, chrome effect towel warmer, chrome effect sanitary ware, extractor fan, velux window, pvc panelled walls, spotlights.

BEDROOM 2

9'10 x 12'7

Laminated wood effect floor.

BEDROOM 3

9'10 x 10'4

Laminated wood effect floor velux windows x 2.

WHITE BATHROOM SUITE

Velux window, feature corner bath, pedestal wash hand basin, low flush w.c. chrome effect sanitary ware, chrome effect towel rail, spotlights.

LANDING

Hotpress with storage. Access via pull down ladder to;

DEVELOPED ROOFSpace

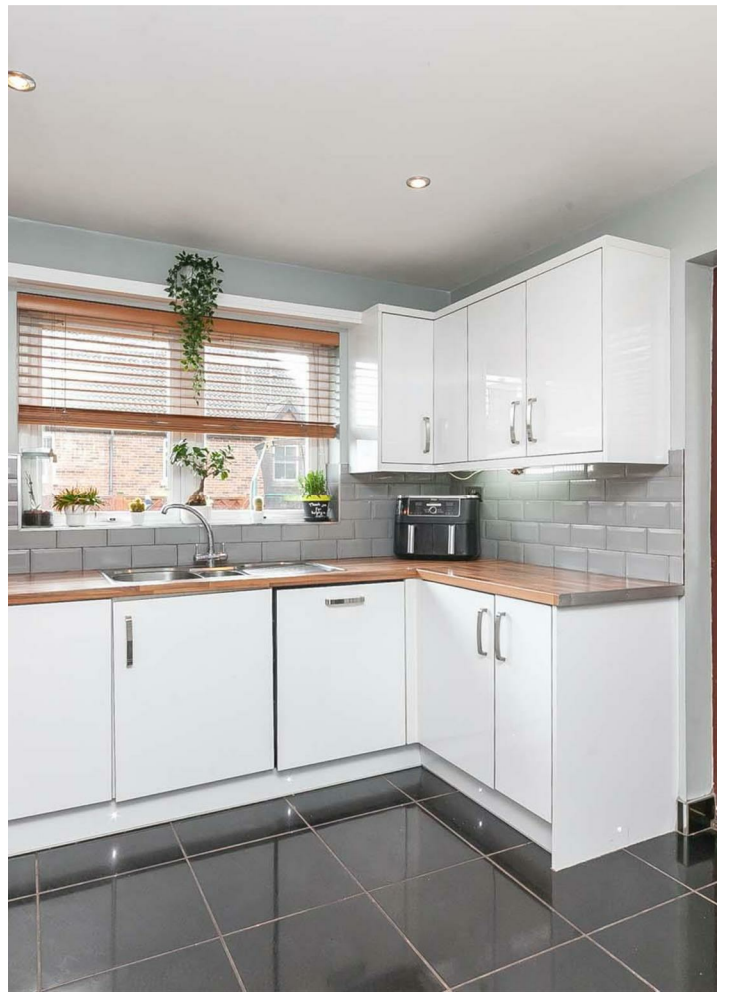
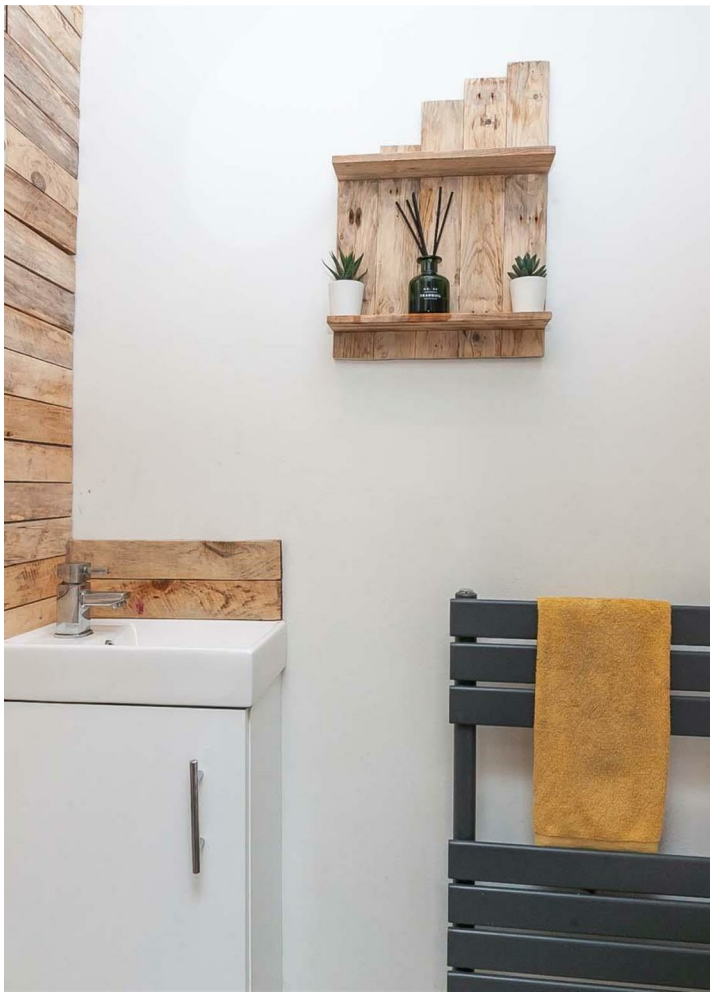
Fakro window, spotlights.

OUTSIDE

Well maintained, privately enclosed, good sized rear garden, side garden, additional decking, outdoor tap, off road carparking.

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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. 18025102

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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