



316 LAGMORE MEADOWS, STEWARTSTOWN ROAD, BELFAST, BT17 0TJ

A rare opportunity to purchase this beautiful semi-detached home that benefits from this superior setting in this well-maintained and quiet cul de sac that enjoys an attractive green backdrop and accessibility to lots of schooling, shops, and transport links along with the Glider service on the Stewartstown Road and within easy reach of both Belfast and Lisburn as well as arterial routes and so much more!

Benefiting from a higher-than-average energy rating (EPC C-72) and a well-appointed living space extending to around 883 sq ft, this striking semi-detached home must be seen to be fully appreciated, and the accommodation is briefly outlined below.

Three good-sized bedrooms (the principal bedroom with built-in slide robes) and a white bathroom suite with spotlights, together with a storage cupboard on the landing housing a gas boiler, complete the first-floor living.

On the ground floor, this house-type benefits from a spacious and welcoming entrance hall with storage understairs, a bright and airy living room with bay windows, and access to a dining room that features double doors leading to the privately enclosed landscaped gardens. In addition, a separate, fitted kitchen completes the ground floor.

Gas-fired central heating and Upvc double glazing, as well as off-road car parking, a well-maintained front garden, and a well-maintained rear garden that enjoys a beautiful green backdrop, all add further to the appeal of this wonderful home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	72
(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 £189,950

Key Features

- Beautiful semi detached home in this small and quiet cul de sac location and enjoys an attractive green backdrop.
- Bright and airy living room with bay window.
- Fitted kitchen.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-72)
- Close to excellent transport links along with the Glider service, lots of schools, shops and both Belfast and Lisburn.
- Three good sized bedrooms.
- Dining room with feature double doors to landscaped gardens.
- White bathroom suite.
- Access to roof-space via a pull down ladder on the landing, floored for storage with a light.
- Well-maintained gardens and access to leisure facilities, beautiful parklands and much more, viewing strongly recommended!





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

Wooden effect strip floor, storage understairs.

LIVING ROOM

11'4 x 14'6

Bay window, laminated wood effect floor, access to;

DINING ROOM

8'10 x 9'10

Feature Upvc double glazed double doors to enclosed gardens.

KITCHEN

8'6 x 9'10

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, display cabinets.

FIRST FLOOR

LANDING

Storage cupboard housing gas boiler.

BEDROOM 1

10'10 x 10'2

Laminated wood effect floor, built-in slide robes.

BEDROOM 2

9'11 x 11'10

Laminated wood effect floor.

WHITE BATHROOM SUITE

Thermostatically controlled shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, spotlights, pvc panelled walls and ceiling.

BEDROOM 3

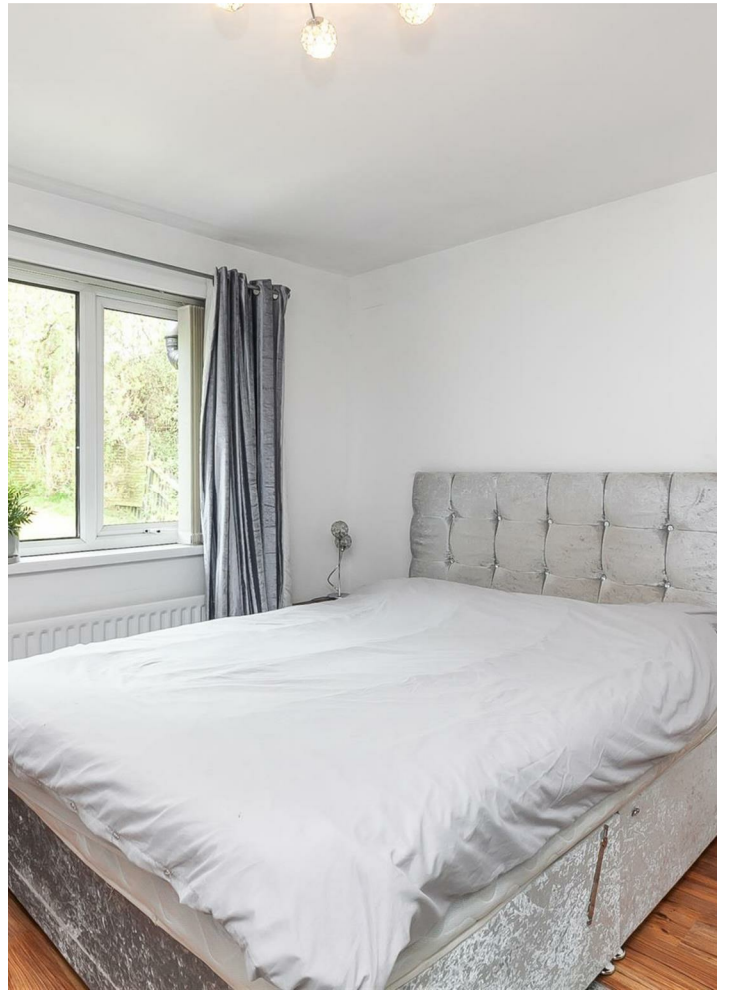
6'5 x 6'0

OUTSIDE

Good sized, privately enclosed landscaped rear garden, attractive greenery, decking, outdoor tap, well maintained, good sized front garden, double gates to off road carparking.

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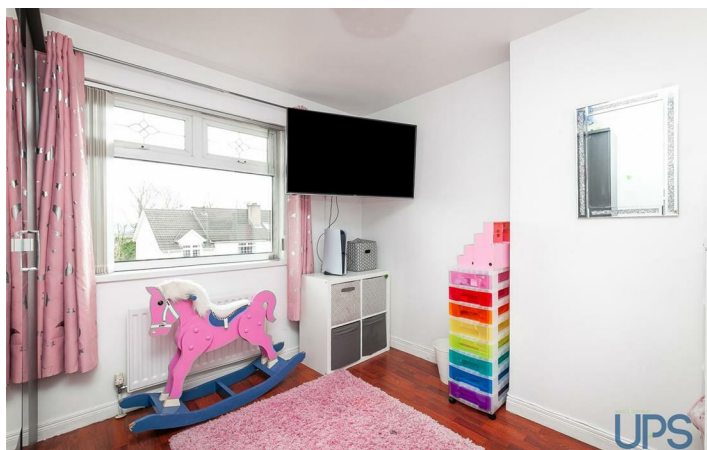
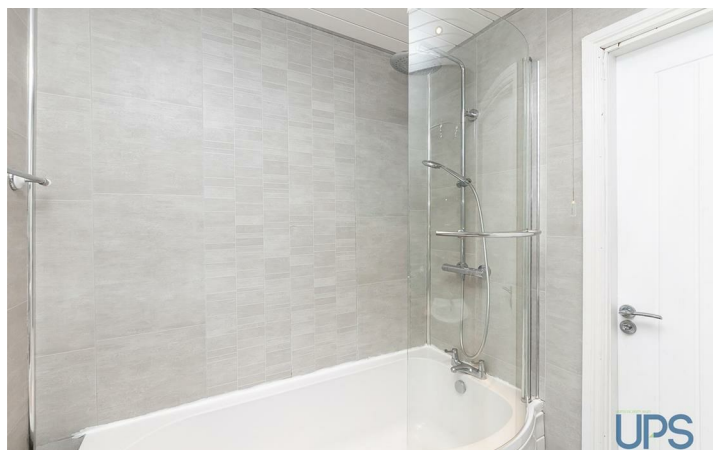








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Questions you may have.

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. 18028898

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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