

simonBRIEN
RESIDENTIAL

3 Lagmore View Crescent,
Dunmurry, BT17 0FS



Offers Around £235,000

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KEY FEATURES

- Immaculate Three Bedroom Detached Property Located off the Stewartstown Road in the Highly Sought After Lagmore Development
- Finished and Maintained to the Highest Standard Throughout by the Current Owners
- Fantastic Elevated, Private and Level Site
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Close to Excellent Schools, Local Parks and Belfast City Airport
- Three Well Appointed Bedrooms, Main Bedroom with Luxurious En-Suite Shower Room
- Covered Entrance Porch with Ramp Access to Front Door
- Spacious Hallway with Downstairs WC
- Living Dining Room with Dual Aspect and French Doors to the Rear Garden
- Separate Family Room with Utility Room
- Fitted Kitchen with Granite Worktops and Access to the Rear Garden
- Newly Fitted Family Bathroom with Modern White Suite Providing Bath and Shower Facilities
- Enclosed Front Garden with Fencing Laid in Lawns
- Enclosed Private Rear Garden Laid in Lawns with Patio Area Ideal for Outdoor Entertaining
- Tarmac Double Driveway with Private off Street Parking
- Newly Installed Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this beautifully finished three bedroom detached family home located just off Stewartstown Road in the popular Lagmore Development. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

In short the property comprises of: covered entrance porch with ramp access, spacious hallway with downstairs WC, living dining room with dual aspect and French doors to the rear garden, fitted kitchen with granite worktops and a separate family room with utility room. To the first floor there are three well appointed bedrooms, main bedroom with luxurious en-suite shower room and a separate family bathroom with modern white suite.

The property further benefits from gas fired central heating and UPVC double glazing throughout, a tarmac driveway with off street parking for two cars, enclosed front garden laid in lawns and an enclosed private rear garden with patio area ideal for outdoor entertaining.

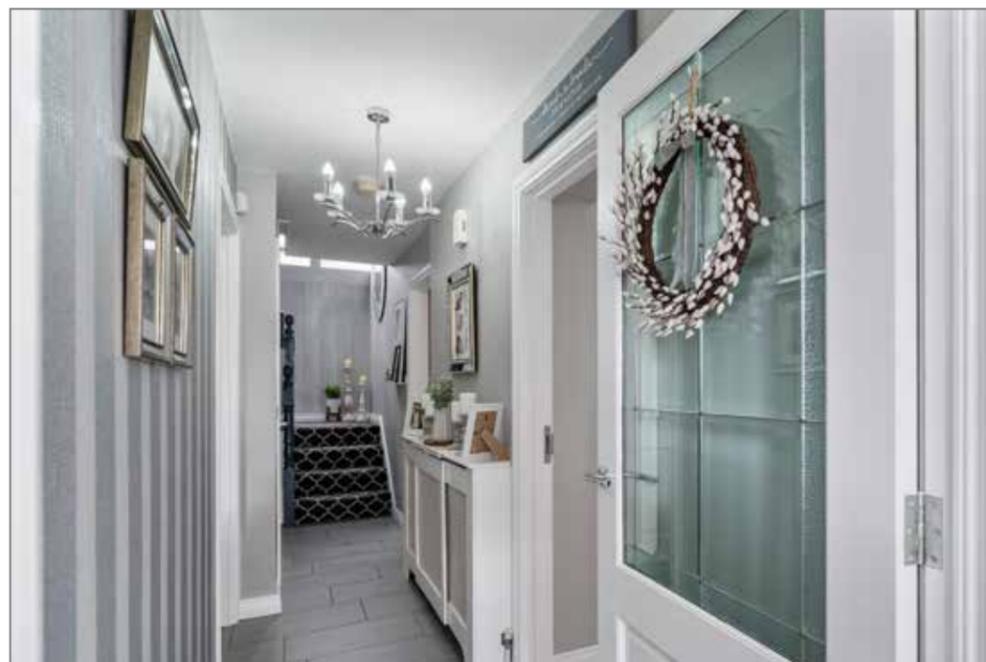
With generously proportioned rooms, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION PORCH:

uPVC double glazed front door with glass inset and glass side light into reception porch with tiled floor, dual aspect to front and side, hallways with tiled floor, further glazed inner door



DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, wash hand basin with pedestal and chrome mixer tap, tiled walls and tiled floor, extractor fan



LOUNGE:

14' 0" x 10' 8" (4.27m x 3.25m)

Outlook to front, laminate effect flooring



UTILITY ROOM:

Range of high and low level units, laminate effect worktops, additional built in larder storage, plumbed for washing machine and tumble dryer, tiled floor



LIVING /DINING ROOM:

24' 5" x 11' 5" (7.44m x 3.48m)

Dual aspect to front and rear, cornice ceiling, gas fire with cotswold stone surround, inset and hearth, uPVC double glazed French doors to rear garden



KITCHEN:

11' 7" x 10' 5" (3.53m x 3.18m)

Bespoke fully fitted kitchen with range of high and low level units, granite worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, space for range cooker, stainless steel splashbac and stainless steel extractor fan, plumbed for American style fridge freezer, built in dishwasher, tiled floor, uPVC double glazed access door to side



FIRST FLOOR

LANDING:

Velux windows, built-in storage cupboard with clothes rail, access hatch to roofspace

FAMILY BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, freestanding bath with chrome mixer tap and telephone attachment, walk-in shower, fixed glass door, thermostatic control valve and telephone attachment, rainfall headset, matte grey heated towel rail, fully tiled walls, extractor fan, velux window



BEDROOM (3):
10' 6" x 10' 3" (3.2m x 3.12m)
 Velux window



BEDROOM (2):
14' 2" x 12' 8" (4.32m x 3.86m)
 Wooden panelled walls, additional storage



BEDROOM (1):
12' 0" x 12' 0" (3.66m x 3.66m)
 Outlook to front



ENSUITE BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with glass shelf and chrome mixer tap with tile splashback, additional built in storage, tiled floor, corner shower with glass sliding door, thermostatic control valve and telephone attachment, fully tiled shower enclosure, velux window and extractor fan

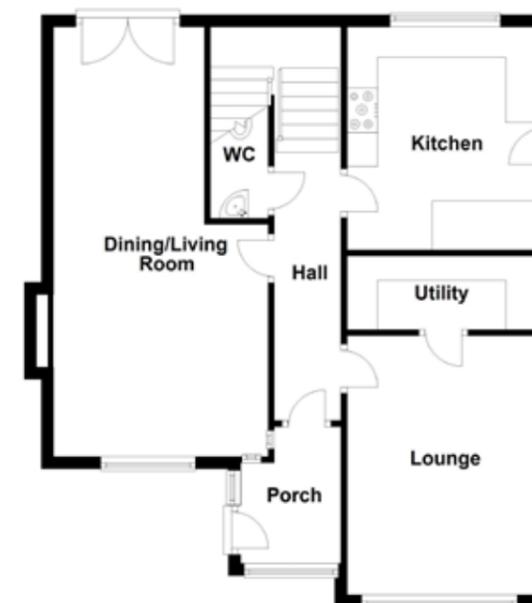


OUTSIDE

Enclosed private rear garden, part patio, part laid in lawns, outside tap and light, access gate to both side, outhouse with access to gas boiler



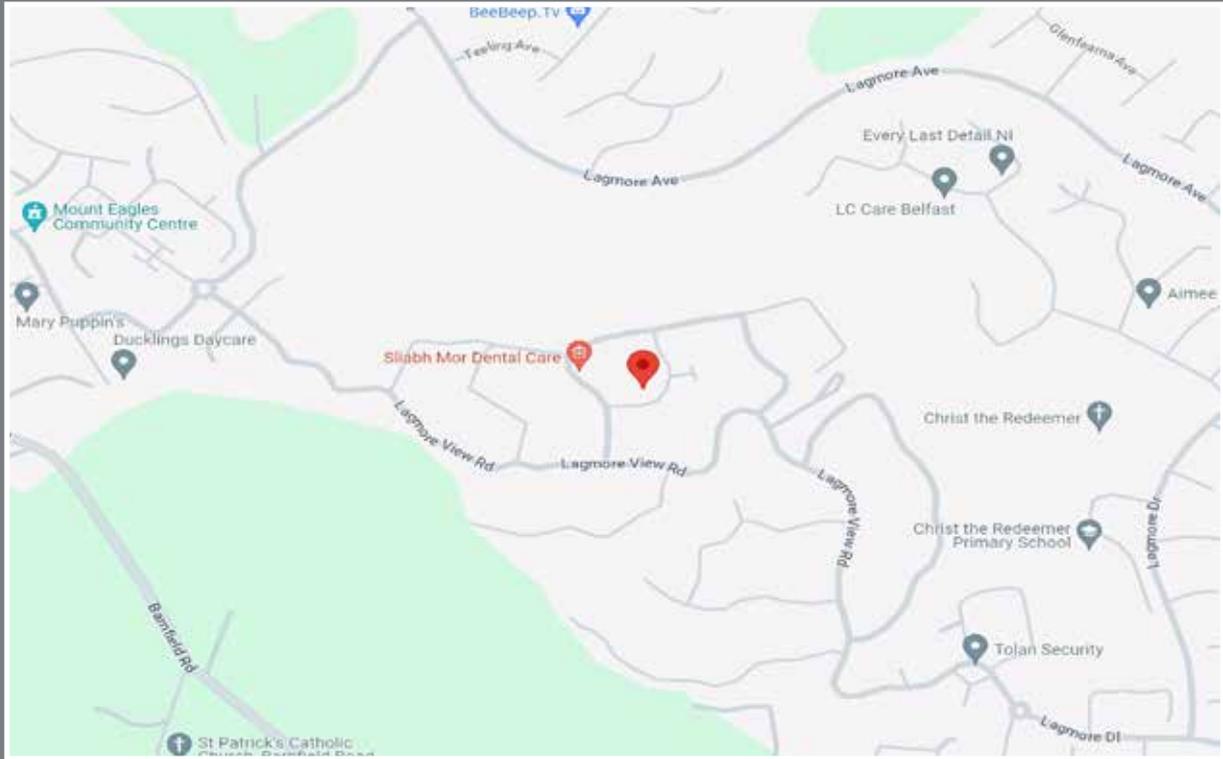
Ground Floor



First Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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