



## 123 Lagmore Glen, Dunmurry, Belfast, BT17 0WB

**Offers Around £259,950**

An extraordinarily rare occasion to purchase this substantial, modern detached family home with contemporary, substantial living space extending to approximately 1509sq ft. Set on this generous site with extensive, well-maintained gardens, this 'Ashridge' house type that is so seldom available must be seen to be fully appreciated. Four good-sized bedrooms. Principal bedroom with built-in mirrored slide robes and luxurious ensuite shower room. Two sizeable, separate reception rooms. Luxury high gloss fitted kitchen open plan to dining/entertaining area with Upvc double glazed, double doors to gardens. Downstairs W.C. Luxurious white bathroom suite on first floor with contemporary, separate shower cubicle. Spacious and welcoming entrance hall. Detached garage/studio with W.C. Gas central heating system with up-graded boiler. Upvc double glazing. Higher than average energy rating, EPC – C76. Large, enclosed, and well-maintained gardens. A very special home with accessibility to schooling, shops, and transport links as well as proximity to Dunmurry railway station and the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service. Early viewing strongly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE PORCH

Beautiful tiled floor, hardwood glass panelled inner door to;

## SPACIOUS ENTRANCE HALL

Beautiful tiled floor.

## DOWNSTAIRS W.C

Low flush w.c, wash hand basin and storage cupboard, chrome effect sanitary ware, chrome towel warmer, beautiful tiled floor, feature double doors from hallway to;

## LIVING ROOM

16'2 x 12'2

Wooden effect strip floor, Upvc double glazed sliding patio door.

## LOUNGE

11'10 x 11'10

Wooden effect strip floor.

## LUXURY HIGH GLOSS KITCHEN / DINING AREA

20'11 x 9'10

Excellent range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, integrated dishwasher, integrated fridge and freezer, beautiful partially tiled walls and floor, open plan to sizeable dining space, feature breakfast bar, Upvc double glazed double doors to;

## FIRST FLOOR

Storage cupboard on landing, pull down ladder providing access to Roof-space, light.

## PRINCIPAL BEDROOM 1

12'9 x 12'1

Wooden effect strip floor, built-in mirrored slide robes.

## LUXURIOUS ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, tiled floor, extractor fan, chrome towel warmer.

## BEDROOM 2

13'2 10'5

Built-in mirrored slide robes.

## BEDROOM 3

11'11 x 10'1

Built-in mirrored slide robes.

## BEDROOM 4

11'1 1'0

Built-in mirrored slide robes, wooden effect stripped floor.

## LUXURIOUS WHITE BATHROOM SUITE

Bath with mixertaps, telephone hand shower, low flush w.c, wash hand basin and storage cabinet / drawer, separate contemporary shower cubicle, electric shower unit, vertical radiator, spotlights, extractor fan, pvc panelled walls and ceiling.

## OUTSIDE

Privately enclosed rear garden, additional large front garden, off road carparking.

## DETACHED GARAGE / STUDIO

Toilet sink, plumbed for washing machine, units, radiators.