



## 61 LAGMORE GLEN, DUNMURRY, BELFAST, BT17 0UZ

A rare opportunity to purchase this substantial townhouse superbly placed tucked away in this quiet Cul de sac position with attractive views over mature trees and enjoys proximity to lots of schools, shops, and transport links along with the Glider service and both Belfast and Lisburn.

The well-appointed living space is most appealing, and this sale is offered for sale chain-free. The accommodation is briefly outlined below.

Three good-sized bedrooms and a principal bedroom with a private en-suite shower room, as well as a white bathroom suite and a bright and airy living room with a feature picture window, a solid wooden floor, and an attractive fireplace.

In addition, a kitchen that is open plan to a sizeable dining and entertaining space with access to the privately enclosed, well-maintained rear gardens as well as a downstairs WC, and access to an integral garage, along with off-road car parking, and fresh presentation throughout all contribute to the appeal of this striking semi-detached home.

The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider service, along with the up-graded state-of-the-art Brook Leisure Centre, is close by, as are beautiful parklands and Colin Glen, Ireland's leading adventure park, to name a few!

Early viewing is strongly recommended for this charming home.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>		
(39-47) <b>F</b>		
(31-38) <b>G</b>		
Not energy efficient - higher running costs		
	68	72
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £234,950



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### Key Features

- Superbly placed substantial townhouse located in this quiet cul de sac setting adjacent to mature greenery.
- Large living room with solid wooden floor, attractive fire place and feature picture window.
- Integral garage / Downstairs w.c.
- Off road carparking.
- Chain-free and ideally located close to Belfast and Lisburn.
- Three good sized bedrooms, principal bedroom with private en-suite shower room.
- Kitchen open plan to sizeable dining and entertaining space with feature doors providing access to a privately enclosed garden.
- White bathroom suite.
- Close to lots of schools, shops and transport links along with the Glider service and motorway network.
- Beautiful home with fantastic accommodation extending to around an impressive 1310sq ft and we strongly recommend viewing.





## GROUND FLOOR

Hardwood double glazed front door to;

## ENTRANCE HALL

Tiled floor, stairs down to;

## DOWNSTAIRS W.C

Low flush w.c, wash hand basin, extractor fan, tiled floor.

## INTEGRAL GARAGE

Up and over door, gas boiler, sink.

Stairs up to;

## LIVING ROOM

21'3 x 11'4

Feature picture window, solid wood floor, cornicing, attractive fireplace.

## KITCHEN / DINING AREA

19'5 x 12'7

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, under unit lighting, tiled floor, open plan to sizeable dining space, feature upvc double glazed double doors to enclosed garden.

## WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, extractor fan, tiled floor, partially tiled walls.

## PRINCIPAL BEDROOM

15'8 x 9'8

Wood strip floor.

## ENSUITE SHOWER ROOM

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

## BEDROOM 2

12'1 x 9'2

Wood strip floor.

## BEDROOM 3

11'9 x 9'4

Wood strip floor.

## LANDING

Wood strip floor.

## OUTSIDE

Well maintained rear garden and additional flagged patio, outdoor tap, well maintained garden, off road carparking to garage.



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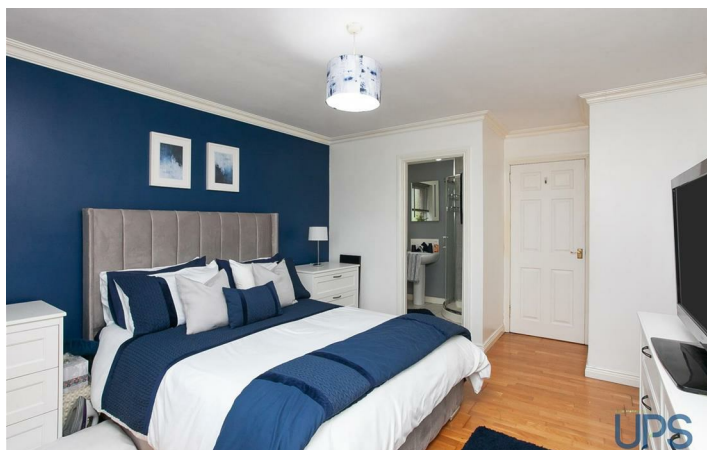








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Questions you may have.

**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. 17994416**

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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