



19 LAGMORE VIEW MANOR, STEWARTSTOWN ROAD, BELFAST, BT17 0YL

An extraordinary opportunity to purchase this larger house type, perfectly set within this preferred and highly sought-after residential location, ideally placed close to both Belfast and Lisburn, along with excellent transport links to include the Glider service, arterial routes, and the motorway network, to name a few!

This beautiful home has a higher-than-average energy rating (EPC C-80) and bright and airy living extending to around 866sq ft, and must be seen to be fully appreciated; the accommodation is briefly outlined below.

Three good-sized bedrooms, the principal bedroom with a private luxury ensuite shower room as well as a white bathroom suite with contemporary tiling and a handy storage cupboard on the spacious landing, complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs W.C. and a bright and airy living room that has spotlights, together with a fitted kitchen, also with spotlights and decorative tiling, and completes the ground floor.

Other qualities include gas-fired central heating (New up-graded Combi gas boiler installed around 2 years ago) and UPVC double glazing, as well as a privately enclosed, low-maintenance rear garden and an additional flagged patio.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not energy efficient - higher running costs			
Northern Ireland		80	80
EU Directive 2002/91/EC			

OFFERS AROUND £189,950

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AVI

Key Features

- An extraordinary and beautifully presented home offering well-appointed living space extending to around 866 sq. ft.
- Three good-sized bedrooms, the principal bedroom with a private luxury ensuite shower room.
- Fitted kitchen with open-plan dining arrangement and excellent storage cupboard currently utilised as a home study/office area.
- Gas-fired central heating (newly upgraded combi gas boiler installed around 2 years ago) / Fully UPVC double glazed / Higher-than-average energy rating (EPC C-80)
- Spacious and welcoming entrance hall with spotlights.
- Perfectly set within this extremely desirable residential location, convenient to all of the amenities in both Belfast and Lisburn as well as arterial routes.
- Bright and airy living room with spotlights.
- Downstairs W.C. and additional white bathroom suite on the first floor (two bathrooms in total and three W.C.'s, including the downstairs toilet)
- Privately enclosed, well-maintained, and low-maintenance rear garden that enjoys a southerly aspect and is a real suntrap.
- Ideal location close to lots of schools, shops, and transport links, along with the Glider service and motorway network, plus much more!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE PORCH

Wooden effect strip floor, inner door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Spotlights.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, wooden effect strip floor, chrome effect sanitary ware.

LIVING ROOM

12'0 x 11'8

Wooden effect strip floor, spotlights.

KITCHEN

12'5 x 12'3

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, integrated dishwasher, integrated fridge and freezer, under unit lighting, beautifully partially tiled walls and tiled floor, spotlights, open plan to dining space, excellent storage cupboard.

FIRST FLOOR

SPACIOUS LANDING

Storage cupboard.

BEDROOM 1

10'4 x 9'11

LUXURY ENSUITE SHOWER ROOM

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

BEDROOM 2

10'7 9'5

BEDROOM 3

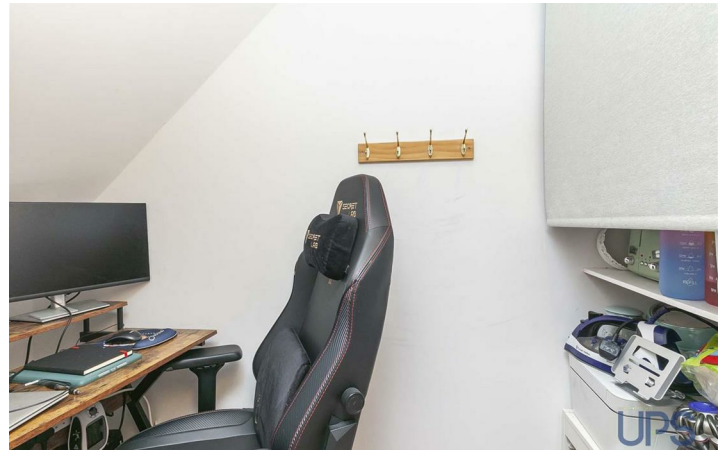
9'6

7'11

OUTSIDE

Privately enclosed, well maintained South facing rear garden and flagged patio, outdoor tap.

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QVI







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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. 18251457

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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