



## 38 LAGMORE VIEW ROAD, STEWARTSTOWN ROAD, BELFAST, BT17 0FR

An impressive well maintained and presented detached family home that commands a prominent, landscaped corner site within this increasingly popular residential development. Three good, bright, comfortable double bedrooms. Principle bedroom with an ensuite shower room. One large reception room with feature bay window. Luxury fitted contemporary finished kitchen / sizeable casual dining area with bay window and a separate utility room. White bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows / gas fired central heating system. Landscaped gardens / feature walled, enclosed landscaped gardens. Large detached garage / driveway to rear. Fantastic door step convenience within a location that enjoys accessibility to Schools, Shops and transport links with only a short walk to the Glider service while also in close proximity to Belfast and Lisburn and a major road motorway network all close by. Good, fresh presentation throughout. Well worth a visit.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(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		

**OFFERS AROUND £254,950**



## Key Features

- Impressive, well maintained and presented luxurious detached family home
- Principal bedroom with an ensuite shower room.
- Luxury fitted contemporary finished kitchen / casual dining area and separate utility room.
- Downstairs cloakroom / w.c.
- Fantastic corner position with landscaped gardens / feature walled enclosed area rear.
- Three good, bright, comfortable double bedrooms.
- One large reception room with feature bay window.
- White bathroom suite.
- Upvc double glazed windows / gas fired central heating system.
- Large detached garage / Driveway car parking to rear.





## GROUND FLOOR

### ENTRANCE HALL

Upvc double glazed front door, ceramic tiled floor, downlighters.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, ceramic tiled floor, tiling.

### LOUNGE

15'3 x 14'7  
Feature effect fireplace with inset and hearth, wooden effect strip floor. Bay window.

### LUXURY FITTED KITCHEN / DINING AREA

16'6 x 14'6  
Range of high and low level units, 4 ring gas hob, built-in oven, overhead extractor hood, single drainer stainless steel sink unit, tiling, ceramic tiled floor, downlighters, bay window, dishwasher, fridge and freezer.

### UTILITY ROOM

Plumbed for washing machine, downlighters, Upvc back door.

## FIRST FLOOR

### PRINCIPAL BEDROOM 1

11'6 x 10'5

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin, low flush w.c, tiling, ceramic tiled floor, chrome effect sanitary ware.

### BEDROOM 2

11'8 x 10'3

### BEDROOM 3

10'1 x 9'9

### LUXURY WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, electric shower unit, shower screen, wash hand basin, vanity unit, low flush w.c.

### OUTSIDE

Landscaped corner site with feature fencing, feature walled rear garden, flagged, paving, fencing, driveway to rear. Outside lights and tap.

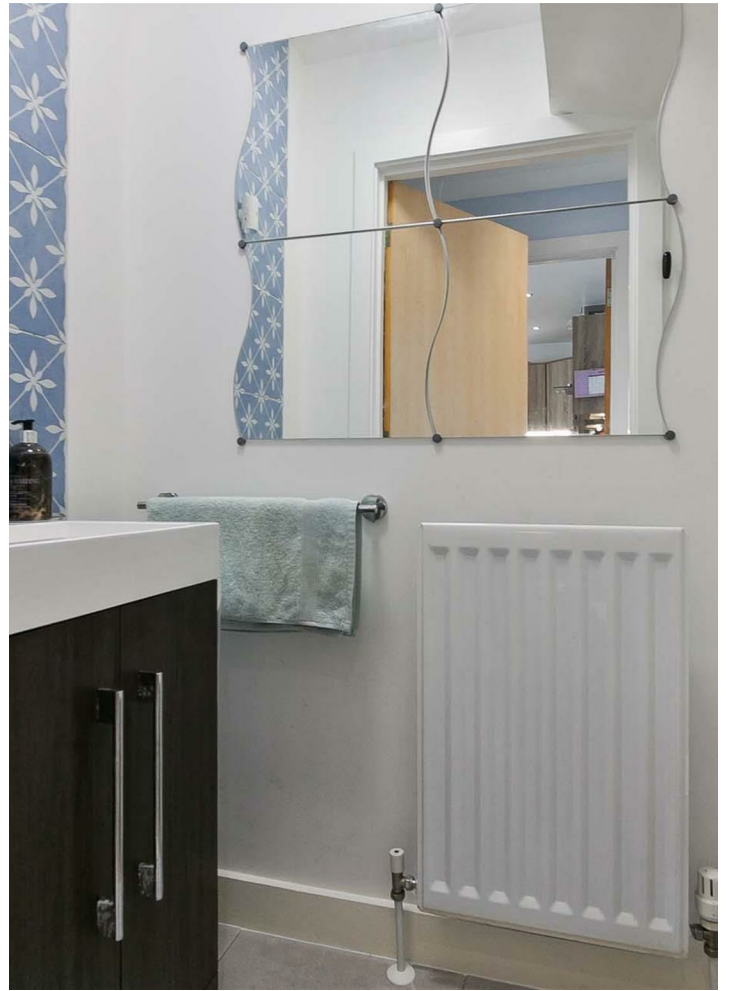
### LARGE DETACHED GARAGE

Up and over door, light and power.



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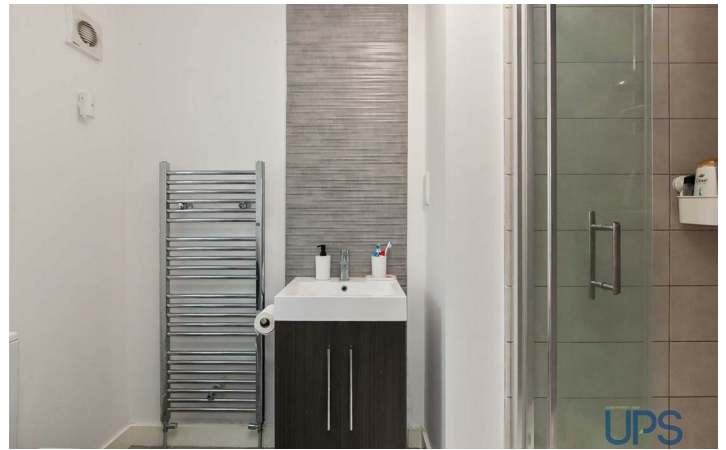
UPS







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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. 18399017**

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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