

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**316 LAGMORE MEADOWS,  
STEWARTSTOWN ROAD,**

**OFFERS AROUND £214,950**

A beautifully, recently upgraded semi-detached home superbly placed tucked away in the private cul-de-sac setting that enjoys proximity to lots of schools, shops and transport links along with the Glider service, arterial routes and both Belfast and Lisburn, to name a few!

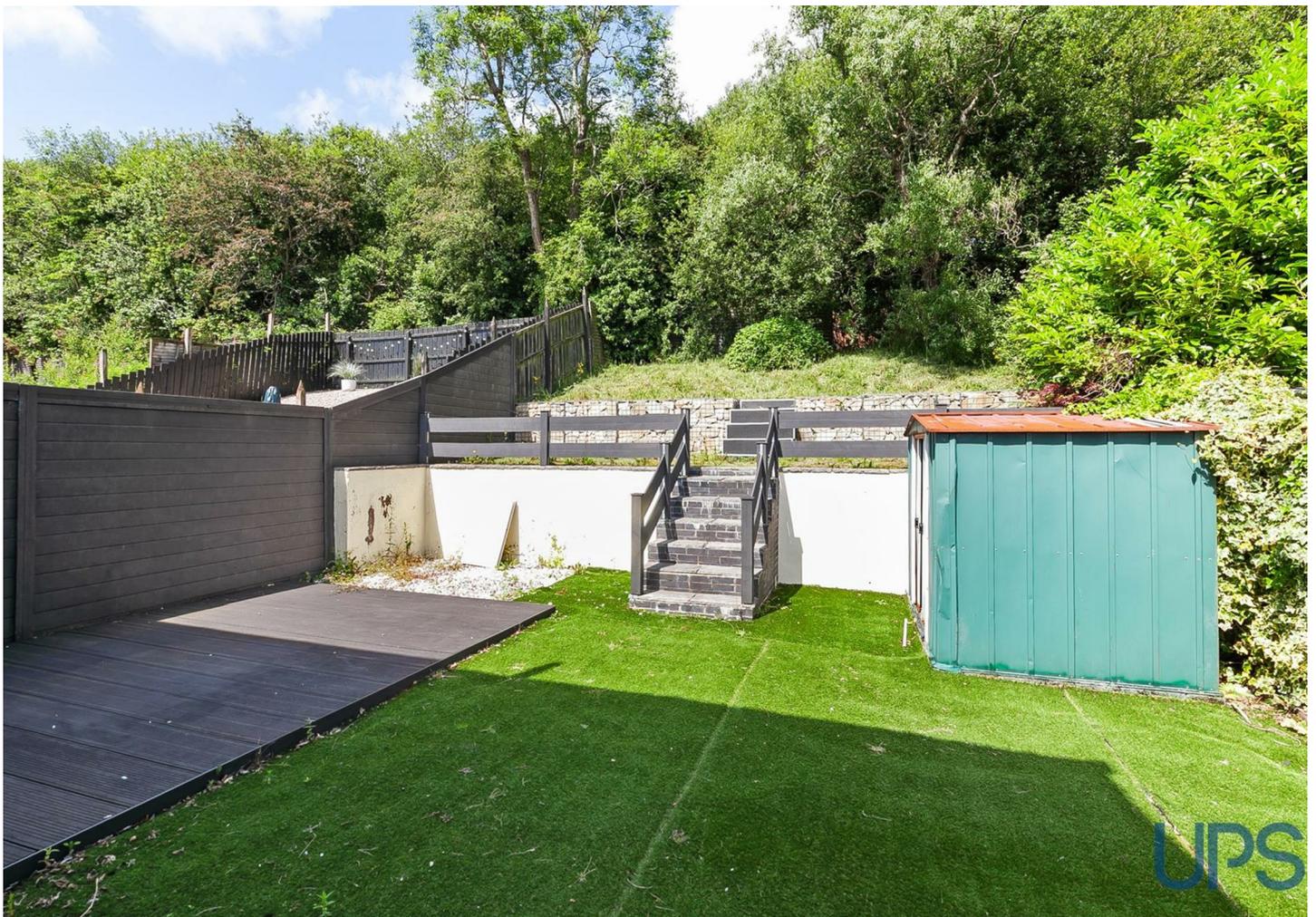
The home benefits from a higher-than-average energy rating (EPC C-73) and is offered for sale chain-free, and the well-appointed living space that extends to around 832 sq ft is briefly outlined below.

Three bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as a bright and airy living room that has a bay window and feature media wall together with access to a newly installed luxury contemporary fitted kitchen which is open plan to a sizeable dining/entertaining space that has additional kitchen units and double doors leading to the private enclosed gardens.

Other qualities include gas-fired central heating and UPVC double glazing as well as good-sized front and rear gardens and off-road car parking.

A beautiful home that must be viewed to be fully appreciated.



## Key Features

- A beautifully and recently upgraded semi-detached home superbly placed in this small cul-de-sac setting that is in high demand!
- Bright and airy living room with bay window and media wall.
- White bathroom suite on the first floor.
- Good-sized, well-maintained front and rear gardens / Off-road car parking.
- State-of-the-art leisure facilities, beautiful parklands and an abundance of amenities in Andersonstown are accessible.
- Three bedrooms.
- Newly installed, eye-catching contemporary fitted kitchen open plan to a sizeable dining/entertaining space.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-73)
- Close to lots of schools, shops and transport links, along with the Glider service and arterial routes.
- Early viewing strongly recommended!



### GROUND FLOOR

Upvc double glazed front door to:

#### SPACIOUS ENTRANCE HALL

Wood strip floor, storage understairs.

#### LIVING ROOM

Bay window.

#### NEW LUXURY FITTED KITCHEN

Range of high- and low-level units, quartz worktops, Belfast-type sink, integrated fridge and freezer, built-in hob and under oven, extractor fan, open plan to a sizeable dining/entertaining area with additional kitchen units and double doors leading to the enclosed and private gardens.

### FIRST FLOOR

#### LANDING

Storage cupboard, gas boiler.

#### BEDROOM 1

Built-in slide robes, wood panelling.

#### BEDROOM 2

Laminated wood effect floor.

#### BEDROOM 3

Wooden effect strip floor.

#### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, pvc panelled walls and ceiling.

### OUTSIDE

Good sized, privately enclosed, landscaped rear garden, attractive greenery, decking, outdoor tap, well maintained, good sized front garden, double gates to off road carparking.





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316 Lagmore Meadows, Dunmurry, BELFAST, BT17 0TJ



Total Area: 77.3 m<sup>2</sup> ... 832 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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>		73	78
(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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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.

ULSTERPROPERTYSALES.CO.UK

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028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

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028 9047 1515

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028 9336 5986

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