



316 LAGMORE MEADOWS, STEWARTSTOWN ROAD, BELFAST, BT17 0TJ

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

OFFERS AROUND £214,950

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.

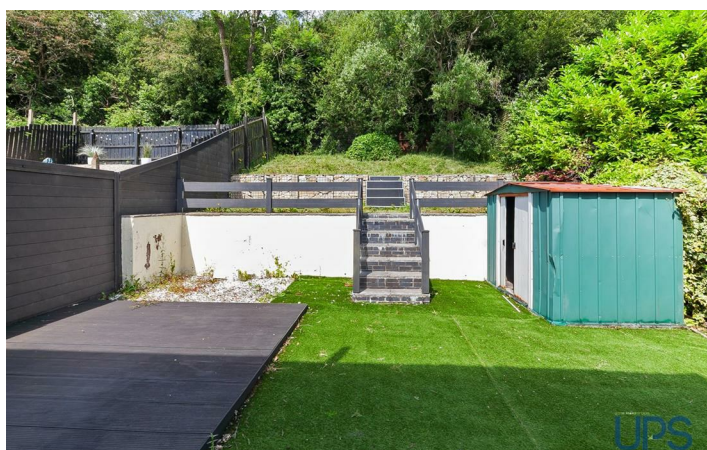
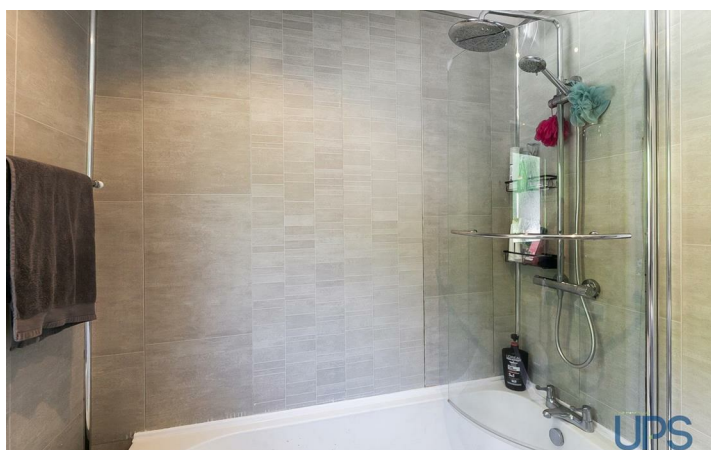
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Questions you may have.

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. 18405920

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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