



## 278 LAGMORE MEADOWS, STEWARTSTOWN ROAD, BELFAST, BT17 0TJ

An extended semi-detached family home that enjoys an elevated cul-de-sac position within this popular, sought-after residential location. Offering tremendous doorstep convenience to include accessibility to schools, shops, and transport links / Glider service on the Stewartstown Road and both Belfast and Lisburn City.

The property comprises three good bright bedrooms, a back bedroom with beautiful views and a handy storage cupboard on the landing, as well as a modern white bathroom suite, gas-fired central heating and Upvc double glazing. A generous living room with bay window to a fitted kitchen with an open-plan dining area to an Upvc double-glazed conservatory with feature garden access. Driveway / double gates leading to parking, to a good-sized private enclosed rear garden complements this fantastic home further. Well worth a visit. Chain free.

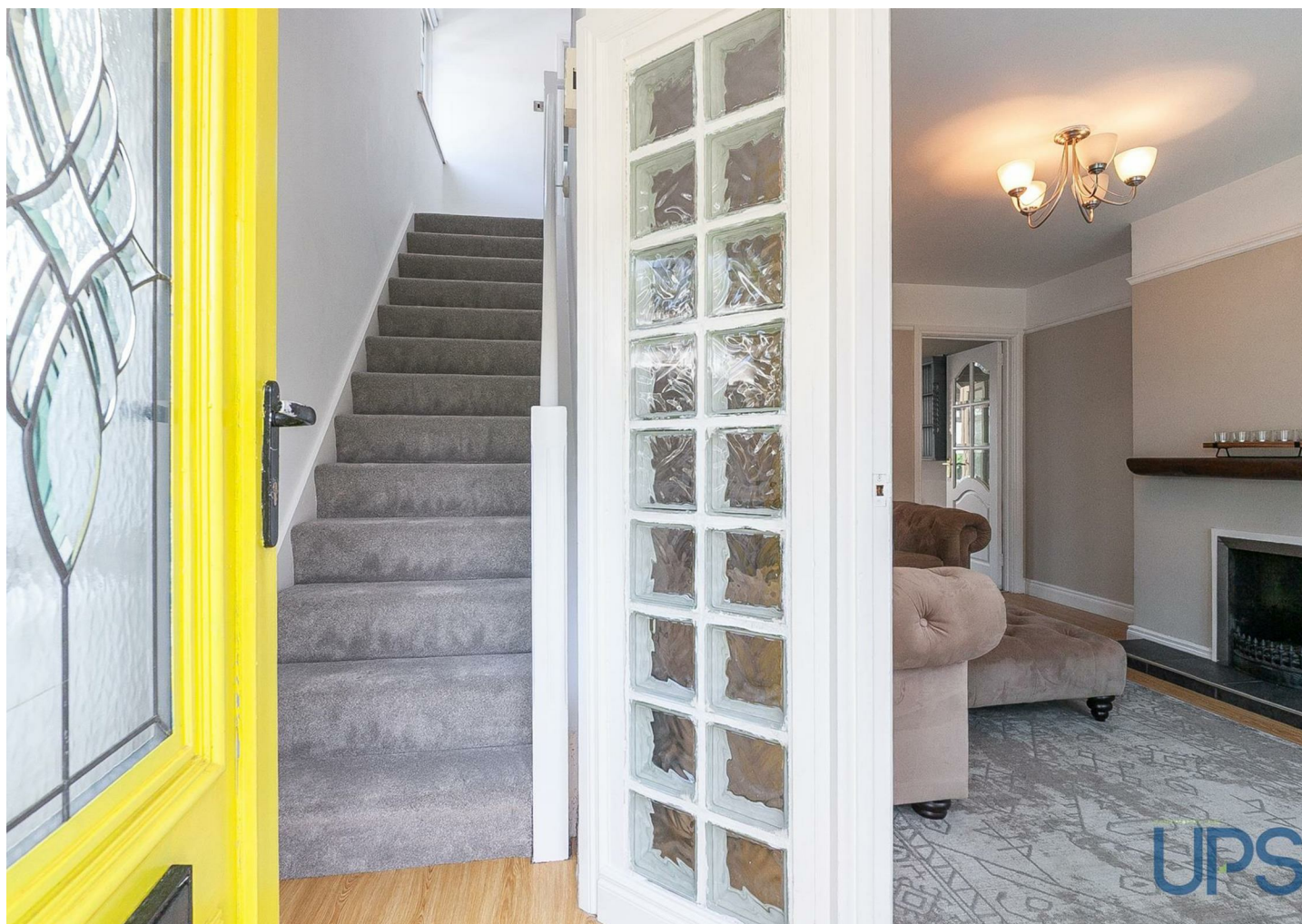
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	72
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £189,950



## Key Features

- An extended semi-detached home ideally positioned within a private and mature cul-de-sac setting.
- Three good bright bedrooms.
- Fitted kitchen open to dining area with double doors to Upvc Conservatory.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-72)
- Chain-free / Fresh youthful presentation throughout / Feature floor coverings.
- Established convenient location close to schools, shops and transport links to include the Glider service.
- Two reception rooms to include an extended conservatory with garden access.
- White bathroom suite.
- Driveway to front to an enclosed rear garden.
- Well worth a visit.





## GROUND FLOOR

Upvc double glazed front door to entrance, laminated wood effect floor;

## LIVING ROOM

Laminated wood effect floor, bay window, feature beamed fireplace, storage cupboard, gas boiler.

## FITTED KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and under oven, stainless steel extractor fan, spotlights, partially tiled walls, open plan to dining area, feature Upvc double glazed double doors to;

## UPVC DOUBLE GLAZED CONSERVATORY

12'8 x 9'8

Laminated wood effect floor, Upvc double glazed double doors to good-sized, enclosed gardens;

## FIRST FLOOR

Storage cupboard on landing;

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3

## WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, wash hand basin with vanity unit, low flush w.c., chrome effect sanitary ware, spotlights, beautiful partially tiled walls and tiled floor;

## OUTSIDE

Driveway to front and side, double gates to further parking. Privately enclosed, good-sized rear garden.



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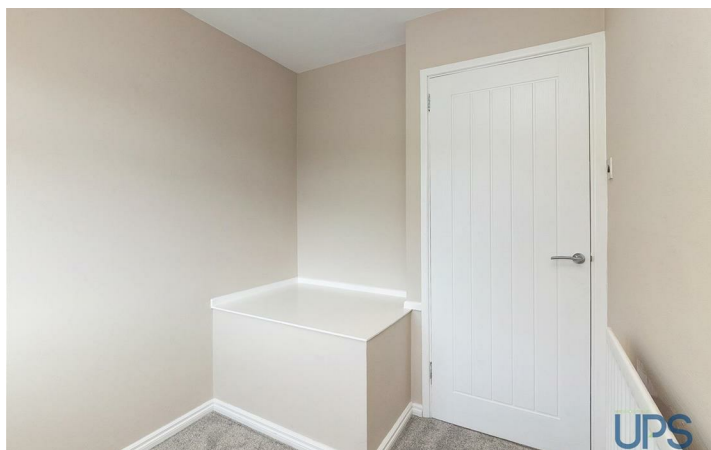








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Questions you may have.

**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. 18448305**

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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