



10 LAGMORE VIEW WAY, STEWARTSTOWN ROAD, DUNMURRY, BT17 0FP

A magnificent semi-detached home constructed circa 2010 and ideally positioned on this generous site with an attractive outlook within this preferred family-friendly neighbourhood that enjoys access to a wide selection of schools, shops and transport links along with bus, taxi and the Glider service in addition to arterial routes and the motorway network, to name a few.

This exceptional home offers bright and airy living spaces which extend to around 1059 sq ft and enjoys a higher than average energy rating (EPC C-76) – the beautiful accommodation is briefly outlined below.

Three good-sized bedrooms, the principal bedroom with a private stylish ensuite shower room, and there is a luxury white bathroom suite that has a separate shower cubicle, spotlights and decorative tiling.

On the ground floor there is a notable, spacious and welcoming entrance hall that has a beautiful tiled floor, spotlights and attractive wood panelling; there is also a handy downstairs W.C. and a sizeable living room that also has spotlights, cornicing and an attractive fireplace with a feature gas fire. In addition, there is a luxury fitted kitchen which is open plan to a large dining/entertaining area.

Other qualities include off-road car parking and a versatile garage that could serve as a studio, perfect for work, hobbies or extra storage – the property has gas-fired central heating



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(94-100) A			
(81-93) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-30) G			
Not energy efficient – higher running costs			
Northern Ireland		76	80
EU Directive 2002/91/EC			

OFFERS OVER £234,950

Key Features

- Magnificent semi-detached home constructed circa 2010 and ideally positioned on this generous site within this preferred family-friendly neighbourhood.
- Three good-sized bedrooms, the principal bedroom with a private ensuite shower room.
- Luxury fitted kitchen open plan to a generous dining/entertaining space.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-76)
- Close to lots of schools, shops and transport links, along with the Glider service, arterial routes and the motorway network.
- Stylish, bright and airy accommodation throughout, extending to around 1059 sq ft and convenient to schools, shops and transport links along with the Glider service.
- A sizeable living room that has spotlights, cornicing and an attractive fireplace with a gas fire.
- Off-road car parking / Versatile garage that could serve as a studio, perfect for work, hobbies or extra storage, subject to consent.
- Well-maintained, privately enclosed, good-sized rear garden and additional patio plus outdoor lighting.
- Early viewing is strongly recommended for this beautiful family home.





GROUND FLOOR

Hardwood double glazed, glass panelled front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor, cornicing, spotlights, wood panelling.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin and storage unit, wood panelling, extractor fan.

LIVING ROOM

17'2 x 12'6
Spotlights, cornicing, attractive fireplace with gas fire, wooden effect strip floor.

LUXURY KITCHEN / DINING AREA

19'5 x 11'10
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated fridge and freezer, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, cornicing, spotlights, open plan to sizeable dining / entertaining area, Upvc double glazed back door.

FIRST FLOOR

LANDING

Cornicing, spotlights.

PRINCIPLE BEDROOM 1

14'0 x 10'0
Wooden effect strip floor.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, beautiful partially tiled walls, tiled floor, extractor fan.

BEDROOM 2

12'5 x 12'0
Wooden effect strip floor.

BEDROOM 3

8'11 x 8'1
Built-in robes, wooden effect strip floor, wood panelling.

LUXURY WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, partially tiled walls and floor, spotlights, extractor fan.

OUTSIDE

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

GARAGE / STUDIO

19'1 10'2

10 LAGMORE VIEW WAY, STEWARTSTOWN ROAD, DUNMURRY, BT17
D2





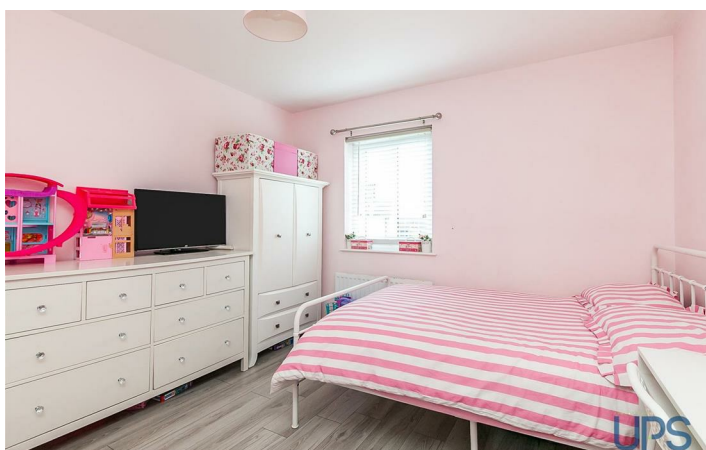
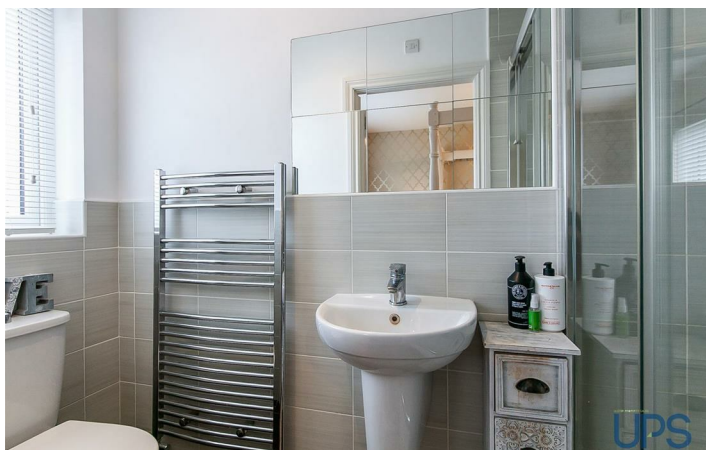


UPS



UPS

10 LAGMORE VIEW WAY, STEWARTSTOWN ROAD, DUNMURRY, BT17 QED



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 Gareth 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. 18451238

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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