



## 5 LAGMORE VIEW CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT17 0FS

Rarely available and perfectly positioned within this well-maintained private enclave, this striking detached home offers an exciting opportunity for growing families to purchase a home within this hugely popular and sought-after residential location 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.

This striking home offers bright and airy interiors that extend to around 1341 sq ft, and the property benefits from a higher-than-average energy rating (EPC C-79), and the versatile accommodation is briefly outlined below.

There are three good-sized bedrooms, the principal bedroom with a stylish private ensuite shower room, and there is an additional family bathroom with decorative tiling just off the landing. You can access the roof space via a pull-down ladder on the landing, and this provides additional excellent storage space.

On the ground floor there is a most welcoming and spacious entrance hall as well as a handy located downstairs W.C., and this home benefits from two large separate reception rooms, one of which could lend itself to a ground floor bedroom depending on one's requirements. In addition, there is a separate luxury fitted kitchen that has spotlights, corning and quartz worktops.

The property has ample off-road car parking and a beautifully upgraded generous site with low-maintenance privately enclosed gardens requiring minimal upkeep, including an



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(43-54) E		
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

# OFFERS OVER £269,950



## Key Features

- Incredible detached home superbly positioned within this well-maintained and private enclave that seldom presents itself.
- Two large separate reception rooms – potential to use one of the reception rooms as an accessible ground-floor bedroom 4.
- White bathroom suite on the first floor with decorative tiling.
- Ample off-road car parking and a beautifully upgraded generous site with low-maintenance gardens.
- Superb convenience to lots of schools, shops and transport links along with the Glider service, state-of-the-art leisure facilities and arterial routes.
- Three good-sized bedrooms, the principal bedroom with a private luxury ensuite shower room.
- Luxury fitted kitchen with spotlights, cornicing and quartz worktops.
- Bright and airy, well-flowing accommodation extending to around 1341 sq ft / Gas-fired central heating / UPVC double glazing.
- Access to a floored roof space via a pull-down ladder on the landing.
- A rarely available house type coupled with a perfect setting and a family-friendly neighbourhood – we strongly encourage viewing early!





## GROUND FLOOR

Hardwood glass panelled front door to;

### ENTRANCE PORCH

Beautiful tiled floor, inner door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor, spotlights, cornicing, beautiful wood panelling.

### DOWNSTAIRS W.C

Low flush w.c, wood panelling, beautiful tiled floor, cornicing.

### LOUNGE

17'8 x 9'7  
Wood strip floor, cornicing, spotlights, wood panelling.

### LIVING ROOM

24'5 x 11'2  
Beautiful tiled floor, cornicing, spotlights, attractive fireplace with gas fire, open plan to dining space, wood panelling, spotlights, cornicing, Upvc double glazed back door.

### KITCHEN

11'2 x 10'10  
Range of high and low level units, Quartz work tops, built-in oven, integrated fridge and freezer, built-in hob, stainless steel extractor fan, single drainer stainless steel 1 1/2 bowl sink unit, spotlights, cornicing, beautiful tiled floor, upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

11'6 x 11'6  
Built-in robes.

### ENSUITE SHOWER ROOM

Shower cubicle, shower unit, low flush w.c, pedestal wash hand basin.

### BEDROOM 2

12'11 x 12'6

### BEDROOM 3

10'3 x 9'11  
Velux windows.

### WHITE BATHROOM SUITE

Roll top bath with mixertaps, telephone hand shower, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled floor, velux window, extractor fan, partially tiled walls.

### LANDING

Wood panelling to stairs, access via pull down ladder to;

### DEVELOPED ROOFSpace

22'10 x 8'4  
Wooden effect strip floor, spotlights, Fakro window.

### OUTSIDE

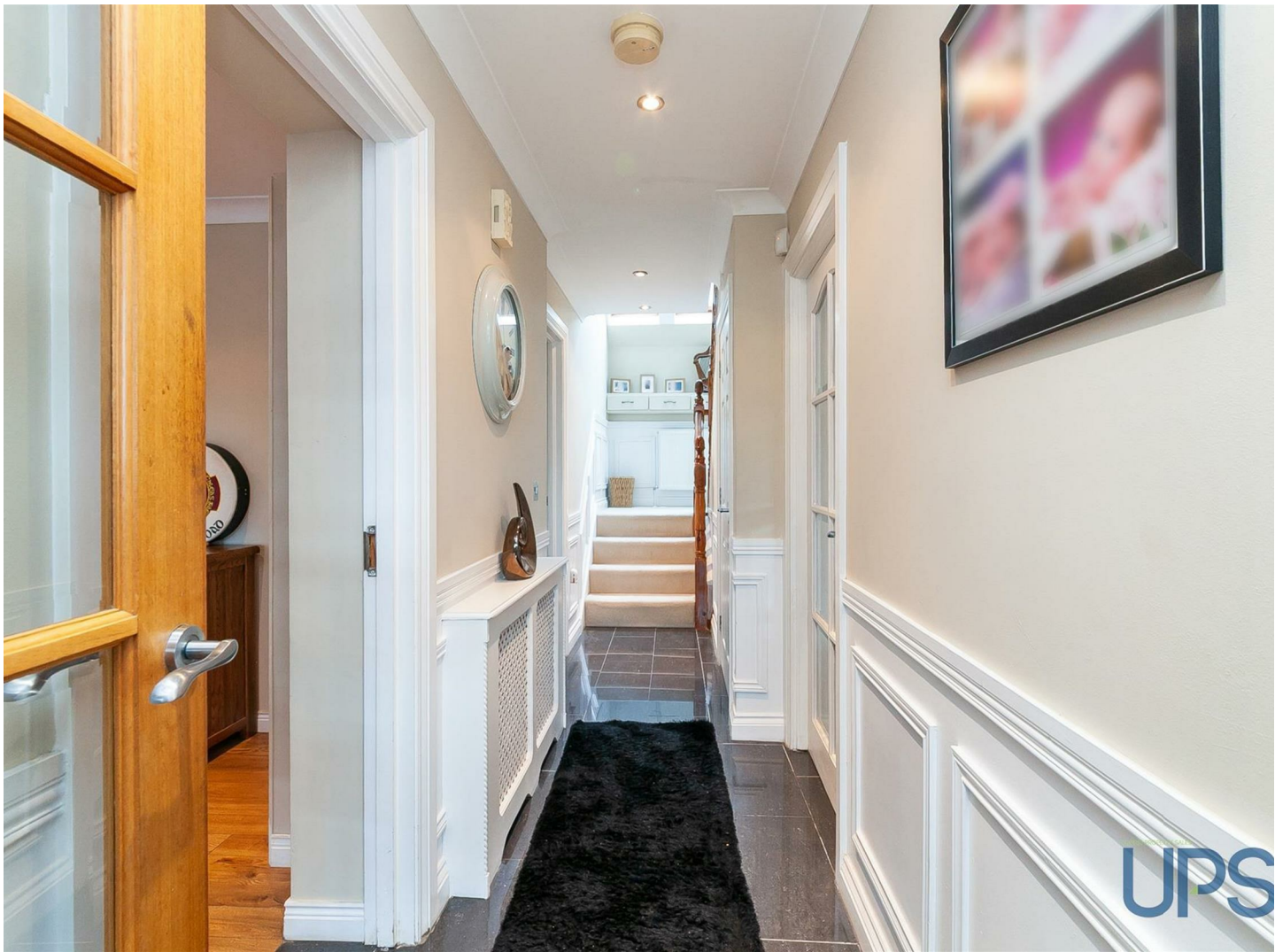
Well-maintained and upgraded privately enclosed low-maintenance rear garden, raised flower beds, additional flagged patio, upgraded fencing and outdoor lighting and tap. Off-road car parking.



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DEC**





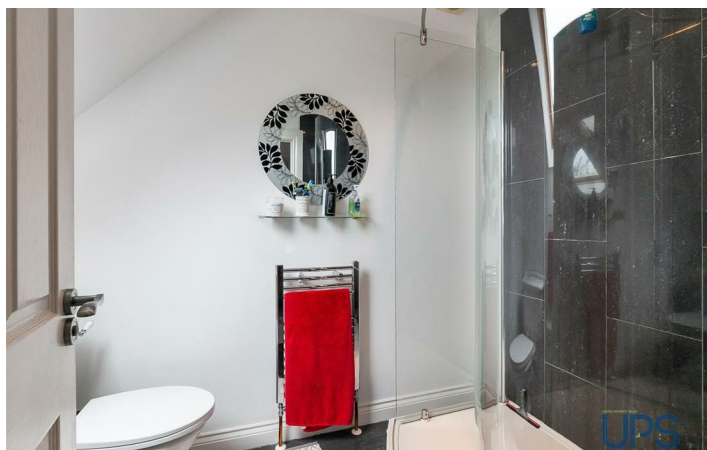
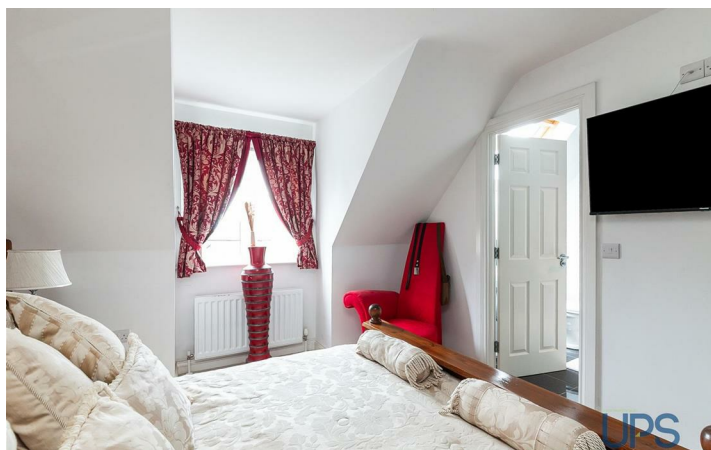








# 5 LAGMORE VIEW CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT17 0ES



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. 18451302**

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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