



## 56 LAGMORE GROVE, STEWARTSTOWN ROAD, BELFAST, BT17 0TD

A one-off opportunity to purchase this incredible semi-detached home that has been extended and finished to an exceptional standard throughout and now offers contemporary living space extending to around a most impressive 1945 sq ft and offers plenty of space for all the family with stylish eye-catching interiors, and this home is perfectly set within a small cul-de-sac setting just off the Stewartstown Road in walking distance to excellent transport links to include the Glider service and accessibility to both Belfast and Lisburn.

This striking home benefits from a higher-than-average energy rating (EPC C-73) and must be seen to be fully appreciated. The fashionable accommodation is briefly outlined below.

Five good-sized bedrooms, the principal bedroom with Juliet-style balcony and private, luxury ensuite shower room, as well as bedroom 2 also with a private luxury ensuite shower room. There is an extended bathroom, and this completes the first-floor living.

On the ground floor, there is a spacious and welcoming entrance hall with a beautiful tiled floor and spotlights, as well as three plus reception rooms, which include a stunning extended sun room, an extended feature kitchen, with an open-plan living/entertaining area that can be very hard to find in today's market. The luxury fitted kitchen has a range of built-in appliances and is a real focal point of this special home.

Other qualities include gas-fired central heating and Upvc double glazing, as well as a good-sized, privately enclosed rear garden and off-road car parking for several vehicles to the front.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 73      | 73        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| Northern Ireland EU Directive 2002/91/EC    |         |           |

# OFFERS AROUND £279,950



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## Key Features

- A one-off opportunity to purchase this incredible semi-detached home that has been extended and finished to an exceptional standard throughout.
- Five good-sized bedrooms, principal bedroom with Juliet-style balcony, and luxury en-suite shower room.
- Extended bathroom with spotlights.
- Fitted kitchen to include built-in appliances
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-73)
- Magnificent and sizeable accommodation extending to around a most impressive 1945 sq ft.
- Good-sized, privately enclosed rear garden and off-road car parking for several vehicles to the front.
- Close to excellent transport links along with the Glider service, lots of schools, shops, and arterial routes, as well as both Belfast and Lisburn, not to mention state-of-the-art leisure facilities and much more!





## GROUND FLOOR

Upvc double glazed front door to;

### SPACIOUS & WELCOMING ENTRANCE HALL

Beautiful tiled floor, spotlights.

### FAMILY ROOM

Beautiful tiled floor, bay window, cornicing, open plan to;

### LOUNGE / ADDITIONAL LIVING SPACE

Spotlights, beautiful tiled floor, Access to;

### FEATURE EXTENDED SUNROOM

Beautiful tiled floor, pendant lighting, vertical radiator, spotlights, double doors to privately enclosed, good-sized rear gardens.

### LUXURY KITCHEN / ENTERTAINING SPACE

Excellent range of high and low level units, single drainer sink unit, integrated washing machine, integrated fridge and freezer, built-in double oven, Quartz work tops, pendant lighting over feature island, plinth lighting, spotlights, beautiful tiled floor, open plan to a fantastic sizeable dining / entertaining area, vertical radiator, bay window.

### FIRST FLOOR

Feature staircase with glass panels, spotlights on landing.

## PRINCIPAL BEDROOM 1

Spotlights, Upvc double glazed double doors, Juliet style balcony, access to;

### LUXURY ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, beautiful tiling.

### BEDROOM 2

Spotlights access to;

### LUXURIOUS ENSUITE SHOWER ROOM

Large shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage cupboard, beautiful tiling, chrome effect sanitary ware, chrome heated towel warmer, spotlights, extractor fan.

### BEDROOM 3

Wooden effect strip floor, spotlights.

### BEDROOM 4

### BEDROOM 5

### LUXURIOUS EXTENDED WHITE BATHROOM SUITE

Large feature bath, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, extractor fan, beautiful tiling.

### OUTSIDE

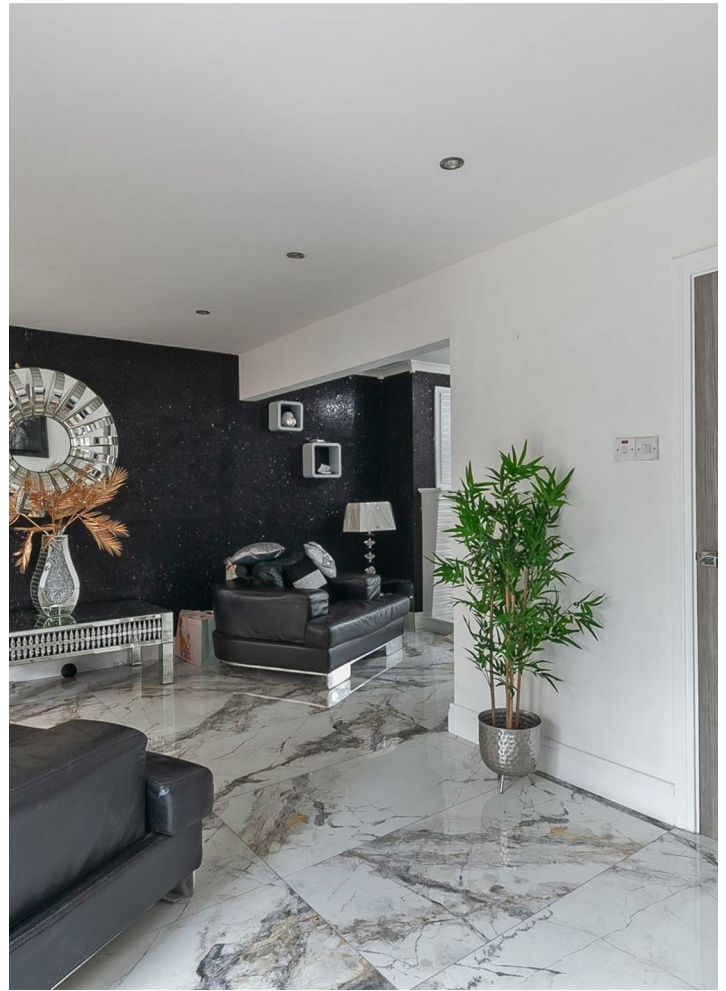
Enclosed, good-sized, rear garden. Wall, railings, and gates to off road carparking, brick paviour driveway. (Sauna not included)



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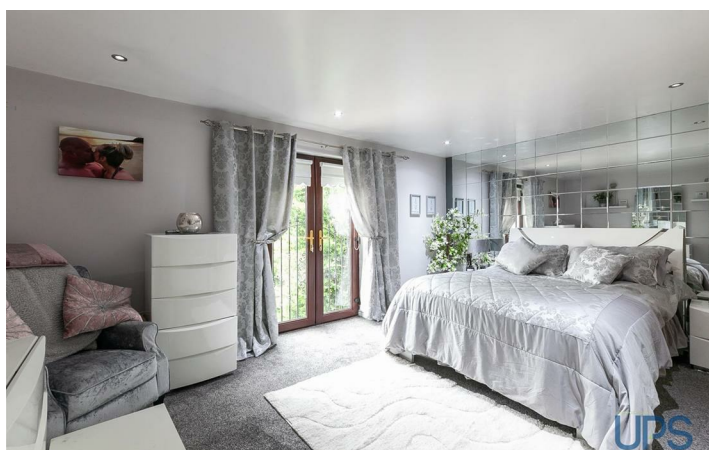
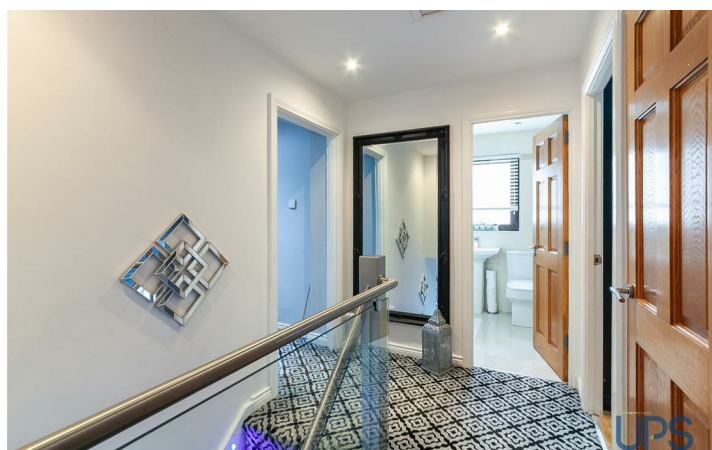
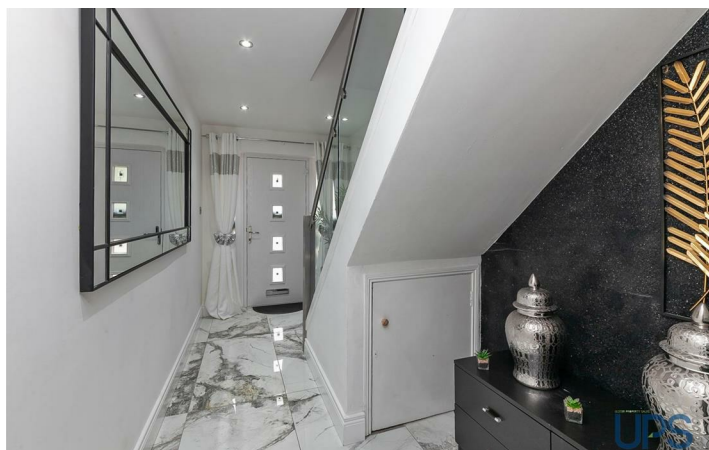
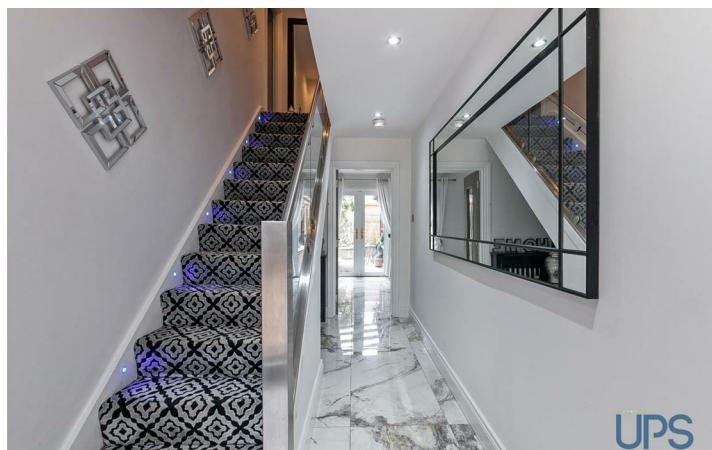








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## Questions you may have.

**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. 18461873**

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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