



## 149 LAGMORE MEADOWS, STEWARTSTOWN ROAD, BELFAST, BT17 0XA

A magnificent, beautifully presented semi-detached home, superbly positioned in a quiet cul-de-sac and enjoying a bright southerly aspect. The location offers excellent accessibility to a range of schools, shops, and transport links, including the Glider service, arterial routes, and the wider motorway network, as well as all the amenities of both Belfast and Lisburn.

Extending to approximately 806 sq ft, this well-appointed home provides generous and thoughtfully arranged accommodation. On the first floor, there are three good-sized bedrooms, with the principal bedroom featuring built-in wardrobes and attractive views over mature greenery to the rear. A luxury white bathroom suite with spotlights completes the first floor, and a pull-down loft ladder from the landing provides excellent additional storage.

The ground floor is bright and welcoming, with a spacious entrance hall leading to a light-filled living room complete with an attractive fireplace and feature open fire. The living room flows seamlessly into the dining area, which benefits from double doors opening onto the enclosed, south-facing rear gardens. A separate fitted kitchen completes the accommodation.

Externally, the property is further enhanced by off-road car parking and a detached garage with light and power. The property also features oil-fired central heating and UPVC double glazing. The privately enclosed rear garden is well-maintained, featuring a patio and a beautiful mature green backdrop, complemented by the sunny south-facing aspect.

This home is immaculately maintained and offers a superb combination of style, space, and convenience in an established and highly sought-after location. Viewing is strongly recommended to fully appreciate the quality and appeal of this property.

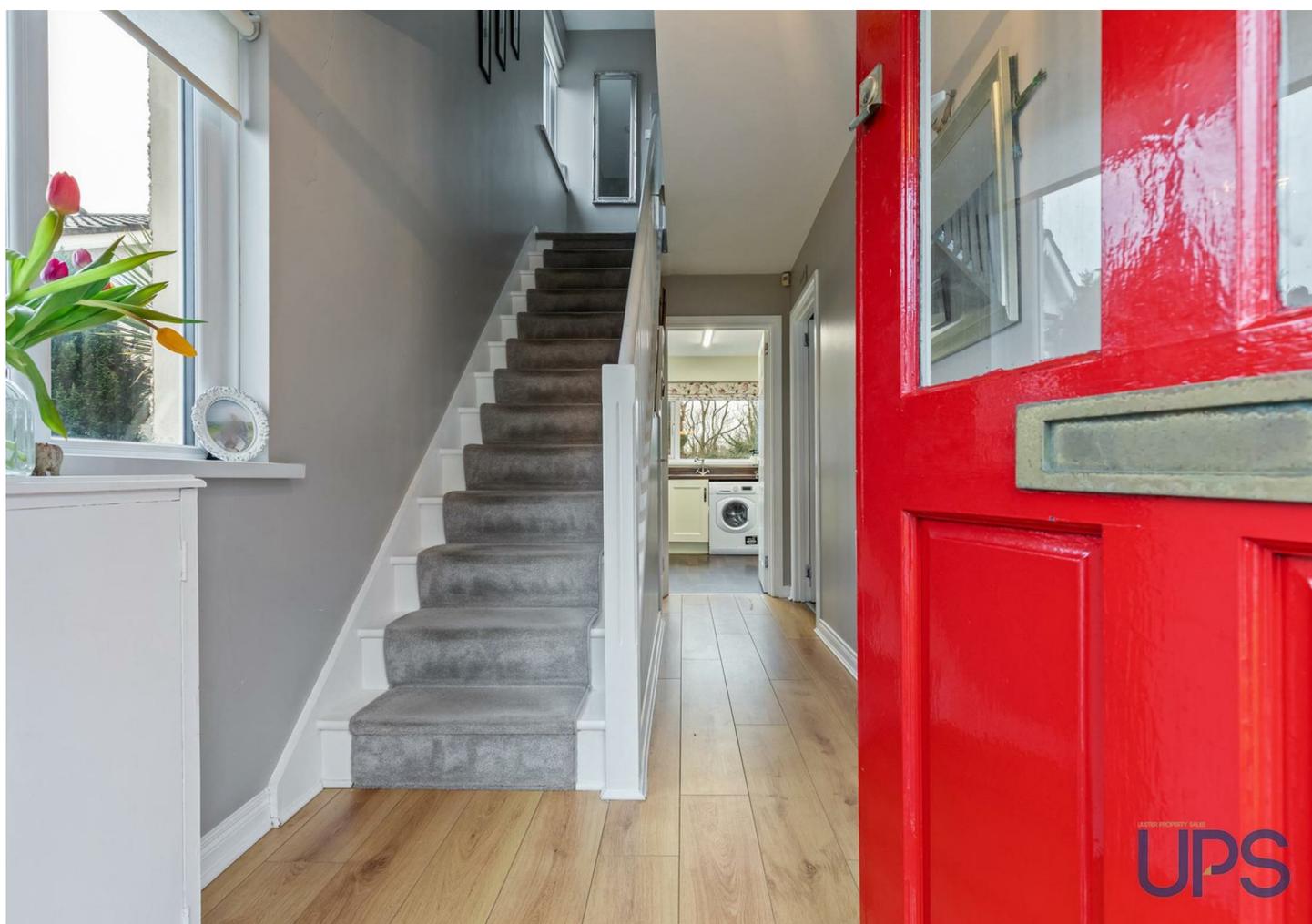
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	71

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £214,950

## Key Features

- A beautiful semi-detached home, enjoying a bright southerly aspect, situated in a highly sought-after residential cul-de-sac location that continues to be in strong demand.
- A living room with an attractive fireplace and cosy open fire, flowing seamlessly into a dining area with double doors opening onto the enclosed, south-facing gardens.
- A luxury white bathroom suite with spotlights, located on the first floor.
- The property also offers off-road car parking and a detached garage with both light and power.
- Conveniently located close to numerous schools, shops, and transport links, including the Glider service, major arterial routes, and the motorway network, providing easy access to both Belfast and Lisburn.
- Three good-sized bedrooms, with the principal bedroom featuring built-in wardrobes and attractive views over mature greenery.
- Separate fitted kitchen.
- The property benefits from oil-fired central heating and UPVC double glazing.
- Well-maintained front and rear gardens, including a generously sized, privately enclosed rear garden that enjoys a bright southerly aspect—a rare find!
- Early viewing strongly recommended.





## GROUND FLOOR

Hardwood glass panelled front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, storage understairs.

### LIVING ROOM

25'2 x 11'3

Wooden effect strip floor, attractive fireplace with open fire. Access to;

### DINING ROOM

Upvc double glazed double doors to enclosed gardens.

### KITCHEN

10'3 x 8'6

Range of high and low level units, single drainer stainless steel sink unit, breakfast bar, wine rack, extractor fan, laminated wood effect floor, hardwood glass panelled back door.

## FIRST FLOOR

### LANDING

Hotpress / storage.

### BEDROOM 1

12'0 x 10'10

Attractive views over greenery, built-in robes.

### BEDROOM 2

11'9 x 11'1

### BEDROOM 3

8'10 x 7'5

## LUXURY WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c. wall hung wash hand basin with storage, chrome effect sanitary ware, chrome effect towel warmer, spotlights, tiled walls and floor.

## OUTSIDE

Enclosed, well maintained South facing rear garden and patio, outdoor tap, well maintained front garden, off road carparking to;

## DETACHED GARAGE

21'1 x 12'3

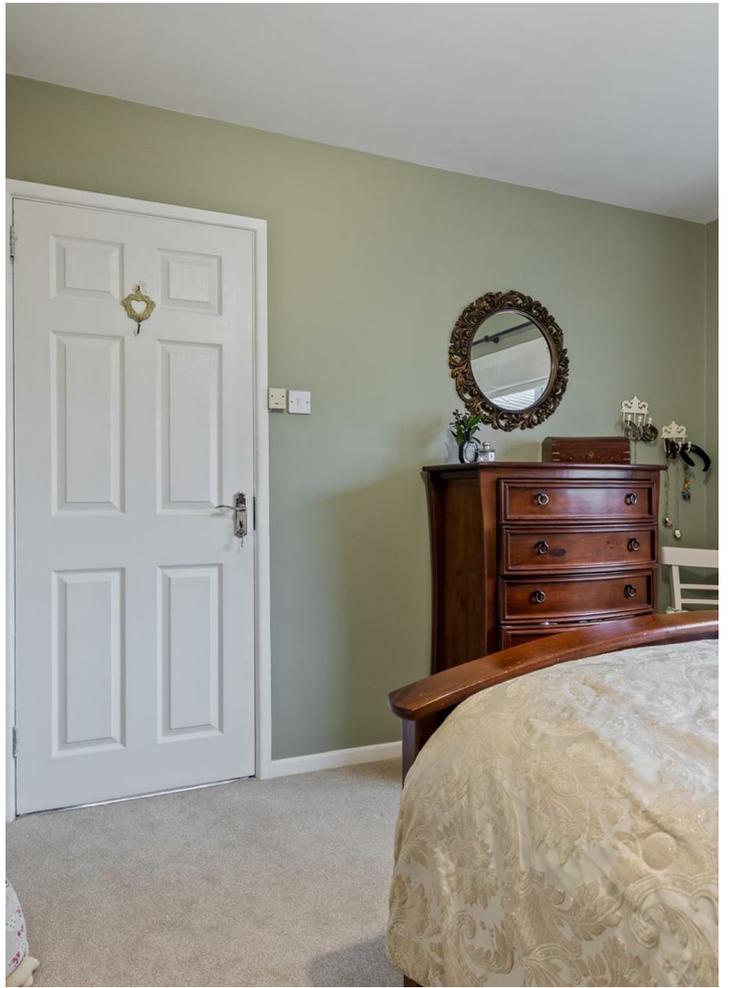
Up and over door, light and power, pedestrian door.

## Garden pic's

Images shown include seasonal photographs and current appearance may vary.

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UPS





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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 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. 18604028**

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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