

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



61 LAGMORE DRIVE,
STEWARTSTOWN ROAD,

OFFERS AROUND £294,950

An extended detached family home extending to around an impressive 1563 sq ft ideally positioned in this very desirable small and private cul-de-sac location that enjoys accessibility to local schools, shops and transport links, with a short walk to the Glider service and close proximity to both Belfast and Lisburn as well as arterial routes and the motorway network all nearby. Four excellent bright double bedrooms, extended principal bedroom with luxury ensuite shower room and full range of built-in robes. Three separate reception rooms to include; Extended Sun Room and further extended family room. Luxury fitted kitchen / open plan to a casual dining area. Luxury white bathroom suite. Upvc double glazed windows. Oil fired central heating system. Separate utility room / storage. A mature landscaped well maintained site with driveway and excellent car parking to front, a privately enclosed and secure rear garden add further to the appeal to this striking detached property. Well worth a visit, this home will not disappoint! Chain Free.



Key Features

- An extended detached family home extending to around an impressive 1563 sq ft ideally positioned in this very desirable small and private cul-de-sac location
- Extended Principle Bedroom with ensuite shower room.
- Luxury fitted kitchen open to a casual dining area.
- Upvc double glazed windows / oil fired central heating system.
- Well worth a visit.
- Four excellent bright double bedrooms.
- Three separate reception rooms, extended Sun room, extended family room.
- White bathroom suite.
- Good fresh presentation.
- Chain Free.



GROUND FLOOR

Upvc double glazed entrance door.

ENTRANCE HALL

Feature flooring.

LOUNGE

16'5 x 14'9

Feature flooring, bay window, open to;

LUXURY FITTED KITCHEN / DINING AREA

21'6 x 10'3

Range of high and low level units, feature work top, single drainer sink unit, 4 ring hob, built-in oven, overhead extractor hood, feature tiled floor, fridge / freezer, glazed display units, casual dining area, double glazed sliding patio door to;

EXTENDED SUN ROOM

12'5 x 8'8

Single glazed windows, feature wood burner, tiled flooring, down lighters.

EXTENDED FAMILY ROOM

15'9 x 11'3

Feature wash hand basin, Upvc double patio doors / Garden access

FIRST FLOOR

Roofspace / Slingsby type ladder / Storage

EXTENDED PRINCIPLE BEDROOM

20'1 x 10'1

Feature built-in robes.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, wash hand basin, low flush wc, tiling, tiled floor.

BEDROOM 2

9'7 x 7'2

BEDROOM 3

9'8 x 10'5

EXTENDED BEDROOM 4

23' x 10'7

WHITE BATHROOM SUITE

Paneled bath, electric shower unit, wash hand basin, tiling, feature mirror.

OUTSIDE

Private and secure to rear. Neat lawns to front, driveway with excellent car parking.

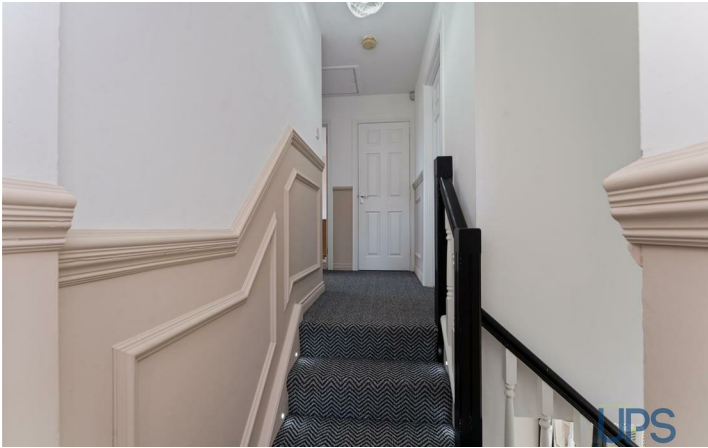
UTILITY ROOM

11'8 x 6'9

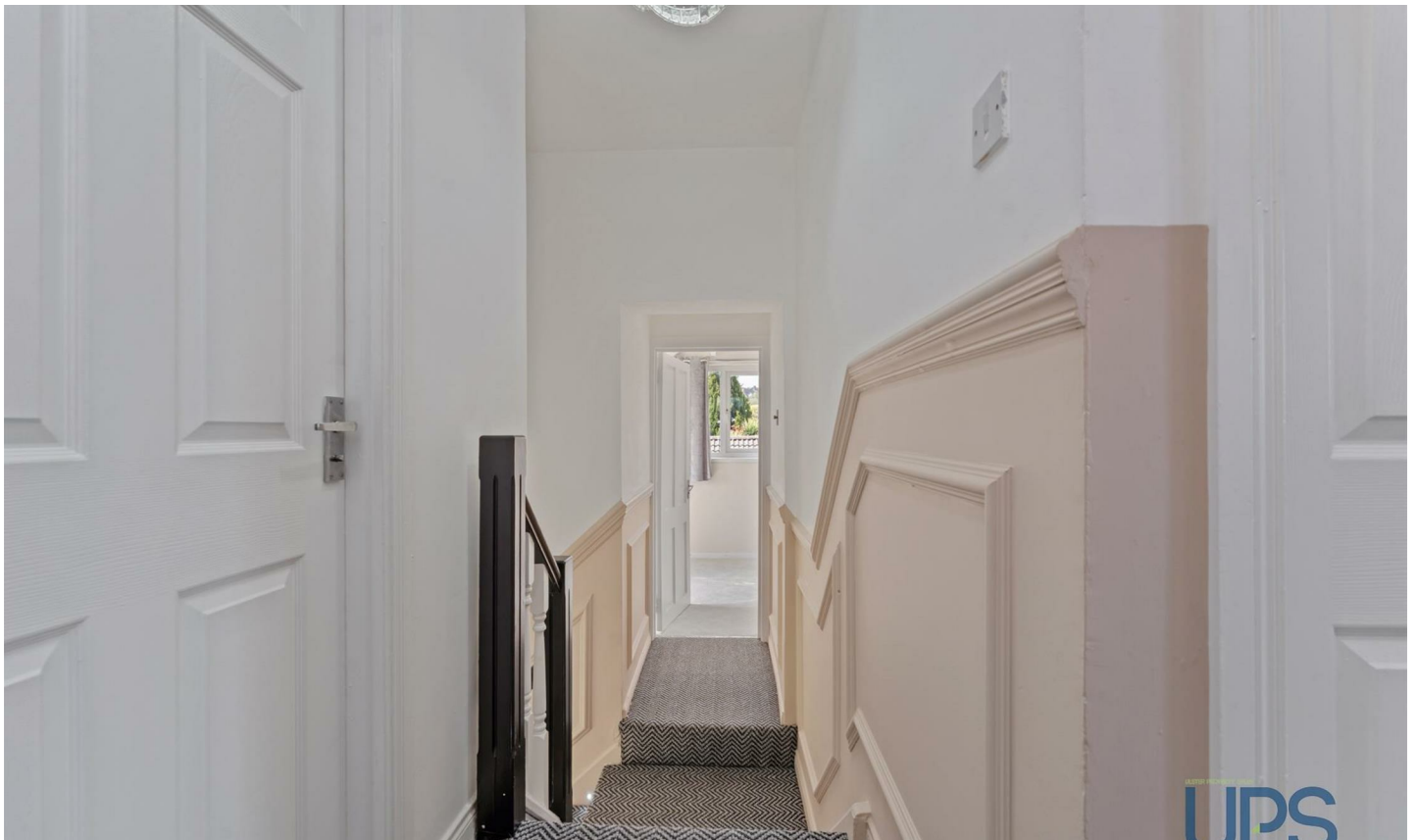
Plumbed for washing machine, shelving, excellent storage.











61, Lagmore Drive, Dunmurry, BT17 0TG



Total Area: 145.2 m² ... 1563 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			78
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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