

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**21 LAGMORE VIEW WAY,
STEWARTSTOWN ROAD,**

OFFERS AROUND £244,950

A most attractive modern semi-detached family home, constructed circa 15 years ago, offering beautifully appointed accommodation extending to approximately 1,142 sq ft. The property benefits from a strong energy performance rating (EPC C-79) and also has planning permission in place for a roof-space conversion, which would create a substantial four-bedroom layout (planning ref: LA04/2025/1838/F).

The home enjoys an extensive, well-maintained rear garden with a flagged patio, perfectly positioned to take advantage of a desirable southerly aspect, ensuring excellent natural light throughout the day. A detached garage sits within the garden and is currently used by the owners as a bar and entertaining space, making it an ideal setting for social gatherings.

Internally, the property offers three bedrooms, including a spacious principal bedroom with a luxury ensuite shower room. There is also a stylish family bathroom fitted with a white suite and a separate shower cubicle.

On the ground floor, a welcoming entrance hall sets the tone, complete with recessed spotlights. The bright and airy living room features two bay windows and additional spot lighting, creating a superb sense of space and light. The kitchen is open plan to a generous dining and entertaining area, ideal for modern family living and hosting.

Further benefits include gas-fired central heating, uPVC double glazing, and off-street parking. The property occupies an attractive position with an open outlook to the front over mature greenery.

Conveniently located close to a range of schools, shops, and transport links, including the Glider service, the home offers excellent connectivity to both Belfast and Lisburn. This is a truly special home and early viewing is strongly recommended to avoid disappointment.



Key Features

- A most attractive semi-detached home in a superb position, featuring an extensive, well-maintained rear garden with a bright southerly aspect, and an open front outlook over mature greenery.
- Three good-sized bedrooms, including a principal bedroom with private ensuite shower room.
- Downstairs W.C. and first-floor bathroom fitted with a white suite and separate shower cubicle.
- Detached garage with light and power.
- Close to a range of schools, shops, and transport links, including the Glider service, arterial routes, and motorway access.
- Planning permission is in place for a roof-space conversion, which would create four well-proportioned bedrooms.
- Spacious, bright and airy living room with bay windows and spotlights.
- Large rear-facing kitchen open plan to a spacious dining and entertaining area.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-79).
- A beautiful home in a highly sought-after and consistently popular residential location.



GROUND FLOOR

Hardwood glass paneled front door to spacious and welcoming entrance hall, tiled floor, spotlights.

DOWNSTAIRS W.C.

Low flush W.C., pedestal wash hand basin, tiled floor, extractor fan.

LIVING ROOM

17'6 x 15'2

Bay windows, spotlights.

KITCHEN / DINING AREA

19'11 x 12'4

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated fridge / freezer, integrated dishwasher, integrated washing machine, built-in hob and under-oven, stainless steel extractor fan, partially tiled walls, tiled floor, spotlights, open plan to sizeable dining / entertaining space, upvc double glazed back door.

FIRST FLOOR

Hot press / storage.

PRINCIPAL BEDROOM 1

15'1 x 9'3

LUXURY ENSUITE

SHOWER ROOM

Shower cubicle, electric shower unit, low-flush W.C., pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, tiled floor, partially tiled walls, extractor fan.

BEDROOM 2

12'3 x 10'2

BEDROOM 3

9'6 x 8'11

Built-in robe.

WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low-flush W.C, pedestal wash hand basin, tiled walls, chrome effect sanitary ware, chrome effect towel warmer, extractor fan.

OUTSIDE

Well-maintained front garden with off-road parking. To the rear, there is a private, fully enclosed and generously proportioned garden, featuring a well-kept lawn and a flagged patio area, ideal for outdoor dining and entertaining. The garden also benefits from an outdoor tap and enjoys a highly desirable southerly aspect.

DETACHED GARAGE

20'7 x 10'4

Light and power.











21, Lagmore View Way, Dummurry, BT17 0FP



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			
Northern Ireland		79	83
		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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ANDERSONSTOWN
028 9060 5200

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RENTAL DIVISION
028 9070 1000



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