

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**76 LAGMORE VIEW ROAD,
DUNMURRY, BT17 0FR**

OFFERS OVER £274,950

This striking modern semi-detached townhouse occupies a superb elevated position, enjoying exceptional open views across beautiful mature countryside, stretching as far as the Mourne Mountains on clear days. Homes of this calibre and style rarely come to the market, making this a truly unique opportunity to acquire a substantial and highly versatile family residence extending to approximately 1,730 sq ft.

The property offers generous, well-appointed accommodation arranged over three floors and further benefits from an impressive energy rating (EPC C-80), combining comfort with efficiency. Its highly convenient location provides excellent access to a wide range of amenities, including highly regarded schools, local shops, transport links such as the Glider service, and easy connectivity to both Belfast and Lisburn.

Internally, the property comprises four well-proportioned bedrooms, including a superb principal suite with a luxury en-suite shower room. The accommodation is complemented by a large, bright and airy living room featuring a bay window that perfectly frames the breathtaking elevated views.

At the heart of the home lies a luxury fitted kitchen, open plan to a spacious dining and entertaining area, ideal for modern family living. This space is further enhanced by UPVC double glazed doors opening to a Juliet-style balcony, creating a seamless connection between indoor living and the picturesque rear outlook.

Additional accommodation includes a downstairs W.C, a stylish family bathroom with a contemporary white suite, an integral garage, and a separate utility room.

Externally, the property benefits from off-street parking and a beautifully maintained, privately enclosed rear garden. The outdoor space is thoughtfully designed with a generous flagged patio, outdoor power sockets, water tap, and useful side access—perfect for entertaining or relaxing in a peaceful setting.

This is a truly special home in a consistently high-demand area - Viewing advised!



Key Features

- A striking and substantial semi-detached family home offering versatile living accommodation arranged over three storeys, extending to approximately 1,730 sq ft.
- Large and eye-catching living room with feature bay window, enjoying magnificent elevated views.
- Downstairs W.C. together with a stylish white bathroom suite on the first floor.
- Large, well-maintained rear garden with flagged patio area.
- Conveniently located close to a range of schools, shops and transport links, including the Glider service, arterial routes and the motorway network.
- Four well-proportioned bedrooms, including a principal bedroom with a private luxury en-suite shower room.
- Luxury fitted kitchen open plan to a spacious dining and entertaining area, with double doors opening to a Juliet-style balcony.
- Integral garage with access to a separate utility room.
- Gas-fired central heating, UPVC double glazing, and a higher than average energy rating (EPC C-80).
- A beautiful home with excellent kerb appeal, and we strongly recommend an early viewing to fully appreciate all that it has to offer.



ENTRANCE

UPVC double glazed front door opening into a welcoming entrance hall with tiled flooring, wood panelling and recessed spotlights.

GROUND FLOOR

BEDROOM 4

12'3 x 10'8

DOWNSTAIRS W.C.

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

INTEGRAL GARAGE

23'6 x 11'8

Access to:

UTILITY ROOM

Single drainer stainless steel sink unit with range of fitted units, plumbed for washing machine, tiled flooring, recessed spotlights, extractor fan, and UPVC double glazed back door.

FIRST FLOOR

LIVING ROOM

21'1 x 12'1

Wood panelling, wood-effect striped flooring, recessed spotlights, feature bay window and beautiful elevated views.

LUXURY KITCHEN / DINING AREA

19'10 x 13'0

Attractive glazed door with matching side panels leading into the kitchen, fitted with a range of high and low level units, plinth lighting, single drainer stainless steel 1½ bowl sink unit, built-in hob with stainless steel extractor fan and built-in oven. Finished with recessed spotlights and tiled flooring.

The kitchen is open plan to a spacious dining and entertaining area, enhanced by UPVC double glazed double doors opening to a Juliet-style balcony, enjoying attractive views over the rear enclosed garden.

WHITE BATHROOM SUITE

Bath with telephone hand shower and electric shower unit over, low-flush W.C., pedestal wash hand basin, and chrome effect sanitary ware. Finished with a chrome effect towel warmer, tiled flooring, partially tiled walls, and extractor fan.

SECOND FLOOR

PRINCIPAL BEDROOM 1

15'11 x 11'10

Access to:

LUXURY ENSUITE SHOWER ROOM

Shower cubicle with thermostatically controlled shower unit, low-flush W.C., and wall-hung wash hand basin with storage beneath. Finished with black effect sanitary ware and matching black effect towel warmer. PVC panelled walls and ceiling, recessed spotlights, and extractor fan.

BEDROOM 2

12'3 x 10'1

BEDROOM 3

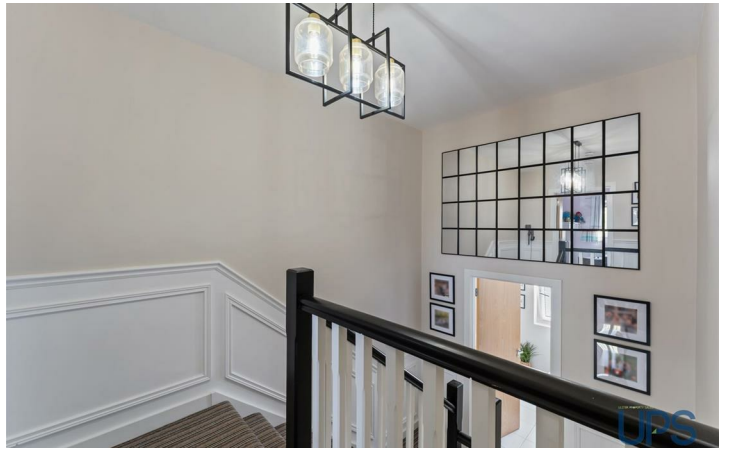
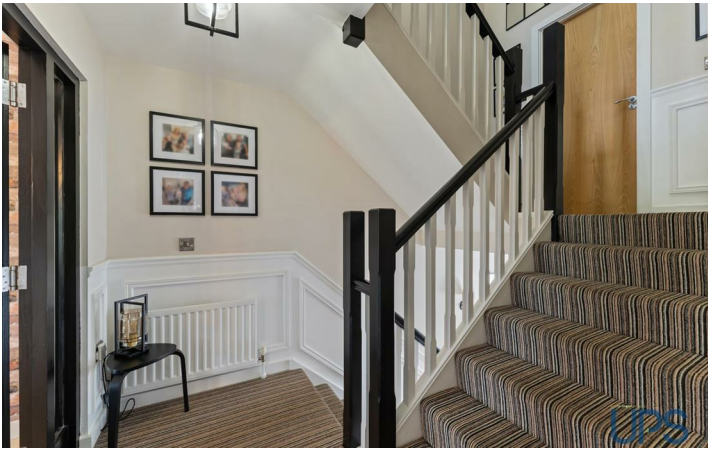
12'7 x 9'7

OUTSIDE

Off-road car parking to the front. Privately enclosed, well-maintained and good-sized rear garden with flagged patio area, outdoor tap and power sockets, together with an additional side area.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	83
(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	

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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