

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**32 LAGMORE MEADOWS,  
DUNMURRY, BELFAST, BT17**

**OFFERS OVER £189,950**

A rare occasion to purchase this beautifully presented and up-graded semi-detached home superbly placed within this popular Cul de sac setting that can be hard to find and enjoys fantastic doorstep convenience to include a short walk to excellent transport links to include the Glider service and accessibility to lots of nearby schooling, shops and arterial links.

The well-appointed living space briefly comprises; Four bedrooms, to include a roof-space conversion with beautiful views and storage, and bedroom 1 with built-in mirrored slide robes along with a modern white bathroom suite that completes the upper floor accommodation.

On the ground floor there is a bright and airy living room with bay window, and a luxury fitted kitchen with open plan dining space providing access to an eye-catching sunroom that has access to the rear enclosed garden.

Other attributes include Oil fired central heating, fully double glazed/PVC eaves, fascia and guttering as well as an oil-fired central heating system, off road car-parking and a privately enclosed, well maintained flagged rear garden with additional decking and outdoor tap.

The superior living space extends to around 1100sqft, and is well located in this family friendly neighbourhood that is in constant demand, coupled with proximity to both Belfast and Lisburn together with Colin Glen and its many leading attractions not to mention the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service, making this one a star buy.

Viewing strongly recommended.



## Key Features

- Exceptional, extended semi detached home superbly placed within this small and exclusive Cul de sac location within walking distance to excellent transport links to include the Glider service!
- Two separate reception rooms including a sunroom and living room with multi-fuel stove.
- Modern white bathroom suite on first floor.
- Off road car-parking.
- Close to schools, shops and both Belfast and Lisburn.
- Four bedrooms to include a roof-space conversion.
- Luxury fitted kitchen open plan to dining space.
- Oil fired central heating / Upvc double glazing / Pvc eaves, fascia & guttering.
- Privately enclosed, low maintenance rear garden.
- Beautifully presented throughout and we strongly recommend viewing.



### GROUND FLOOR

Upvc double glazed front door to entrance hall, wooden effect stripped floor;

### LIVING ROOM

Wooden effect stripped floor, bay window, storage cupboard, multi-fuel stove;

### LUXURY KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, built-in oven, stainless steel extractor fan, spotlights, partially tiled walls, wooden effect stripped floor, open plan to dining space, access to;

### SUNROOM

Wooden effect stripped floor;

### FIRST FLOOR

#### BEDROOM 1

Built-in mirrored slide robes;

#### BEDROOM 2

Wooden effect stripped floor;

#### BEDROOM 3

Wooden effect stripped floor;

### WHITE BATHROOM SUITE

Bath with mixer taps, electric shower unit, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, Pvc panelled walls and ceiling, chrome effect towel warmer;

### STAIRS TO;

### BEDROOM 4

Wooden effect stripped floor, spotlights, beautiful views;

### OUTSIDE

Off road car-parking and garden to front. Privately enclosed, well maintained flagged garden to rear, additional decking, outdoor tap.











32, Lagmore Meadows, Dunmurry, BELFAST, BT17 0TH



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	52	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

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028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

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028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



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