



## 5 ALTAN DRIVE, LAGMORE, BELFAST, BT17 0UD



Attention first-time buyers and those seeking up-graded and stylish living accommodation within the popular Lagmore area and therefore enjoy this cul-de-sac setting with accessibility to lots of schools, shops, and transport links, along with the Glider service, state-of-the-art leisure facilities, and being convenient to both Belfast and Lisburn.

With a higher-than-average energy rating (EPC C-73) and a beautiful presentation throughout, this attractive semi-detached home with off-road car parking is a star buy, and the well-appointed accommodation is briefly outlined below.

Two good-sized bedrooms, a large principal bedroom with a built-in robe, and a modern white bathroom suite, as well as access to the roof space via a pull-down ladder on the landing, which is partially floored for storage and has a light, complete the first-floor living.

On the ground floor, there is a bright and airy living room with an attractive fireplace and access to an eye-catching, recently installed fitted kitchen with integrated appliances and a breakfast bar.

Other attributes include a gas-fired central heating system, Upvc double glazing and PVC eaves, fascia and guttering, and a good-sized rear garden as well.

The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service, as well as Colin Glen, Ireland's leading adventure park, are close by, and we have no hesitation in recommending this fantastic first-time buy to those seeking manageable living and convenience.

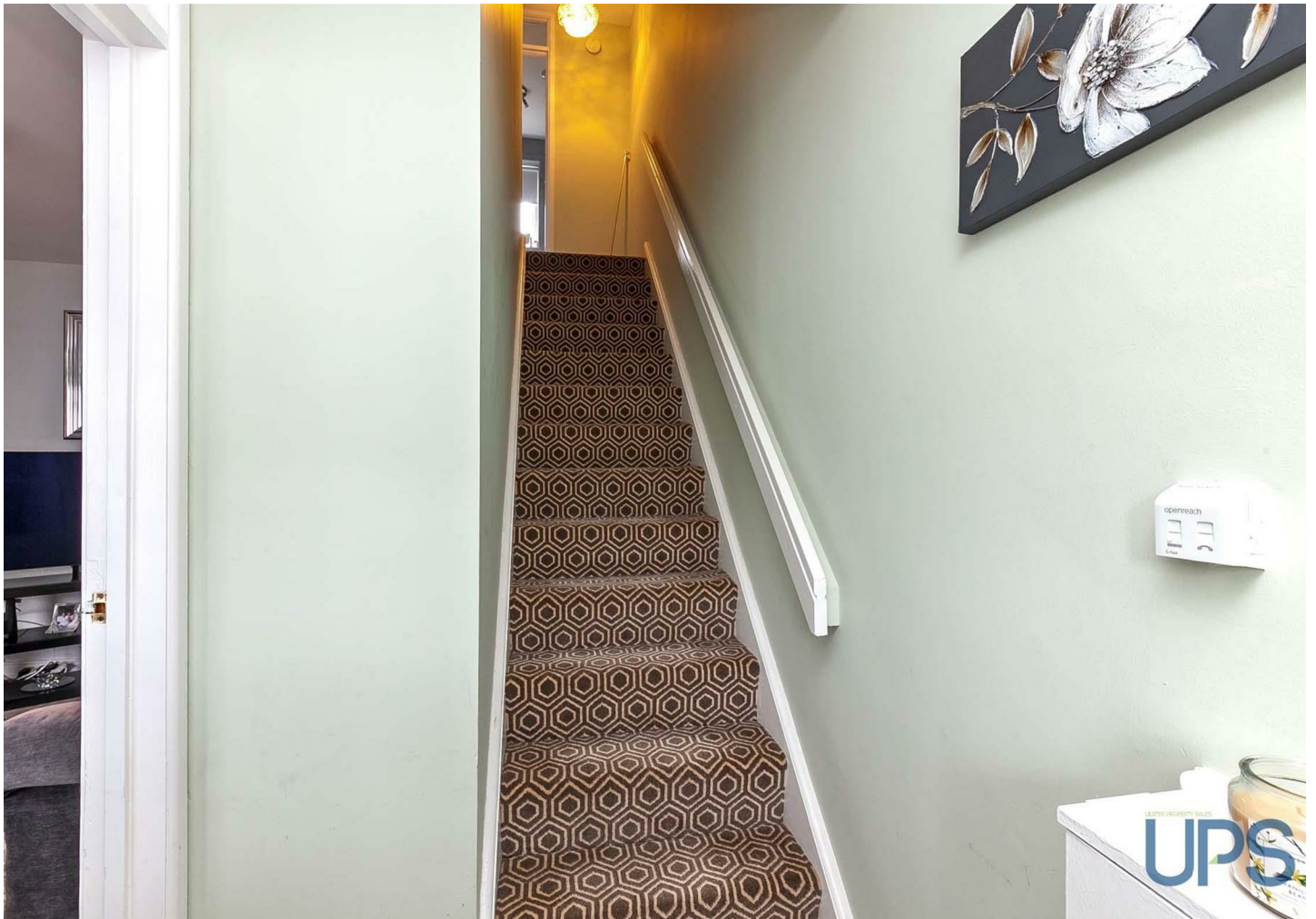
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £149,950

# 5 ALTAN DRIVE, LAGMORE, BELFAST, BT17 0UD

## Key Features

- Stylish and up-graded living accommodation within the popular Lagmore area and enjoys this small cul-de-sac setting.
- Bright and airy living room with an attractive fireplace.
- Modern white bathroom suite.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-73)
- Close to excellent transport links along with the Glider service as well as arterial routes, lots of schools and both Belfast and Lisburn.
- Two good sized bedrooms.
- Recently installed fitted kitchen with integrated appliances and breakfast bar.
- Access to roofspace via pull down ladder on landing that has flooring for storage and light.
- Pvc eaves, fascia and guttering and off road car-parking with an attractive brick paviour driveway.
- Good sized rear garden and patio and we strongly encourage viewing early to avoid disappointment.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Wooden effect strip floor.

### LIVING ROOM

14'2 x 11'4

Wooden effect strip floor, attractive fireplace, store cupboard.

### LUXURY UP-GRADED

### KITCHEN

14'9 x 9'8

Excellent range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in 4 ring hob, extractor fan, built-in oven, integrated dishwasher, integrated fridge and freezer, breakfast bar, beautiful tiled floor, vertical radiator.

## FIRST FLOOR

### BEDROOM 1

14'1 x 11'4

Wooden effect strip floor, built-in robes.

### BEDROOM 2

9'7 x 8'4

Wooden effect strip floor.

### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, extractor fan, storage cupboard housing gas boiler.

### LANDING

Pull down ladder to:

## ROOFSPACE

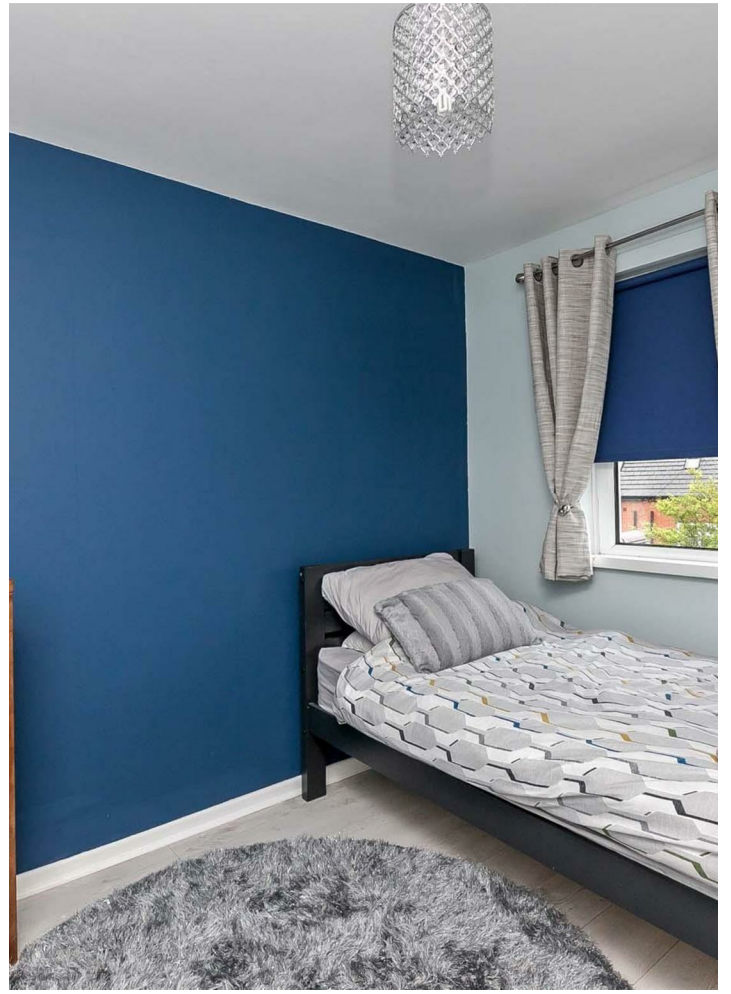
Partially floored for storage, light.

## OUTSIDE

Enclosed, good sized rear garden and flagged patio, outdoor tap, loose stone garden, off road carparking, brick paviour driveway.

# 5 ALTAN DRIVE, LAGMORE, BELFAST, BT17 0UD









# 5 ALTAN DRIVE, LAGMORE, BELFAST, BT17 0UD



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 Andersonstown 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. 18095007**

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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark