

simon**BRIEN**
RESIDENTIAL

117 Lagmore Dale,
Belfast, BT17 0TF



Asking Price £249,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Extended Detached Home In Sought After Cul-De-Sac Location
- Backing On To Open Fields
- Living Room With Carved Wood Fireplace
- Family Room With Wood Burning Stove
- Modern Fitted Kitchen With Casual Dining Area With Double Doors To Patio
- Four Bright Bedrooms, Master With Ensuite
- Utility Room
- Family Bathroom
- Oil Fired Central Heating, Fully Double Glazed
- Gardens To Front & Rear
- Tobermore Paved Driveway
- Solar Panels - Receipt of Annual ROC payments
- Suited To The Young Professional Or Growing Family
- Great Transport Links, 10 Minute Walk to Glider Bus Service and 5 Minute Drive to Derriaghy Train Station



DESCRIPTION

Situated in the popular Lagmore area of Dunmurry, this well presented detached family home will prove popular to those seeking to live within close proximity of leading schools and the amenities of the Dunmurry area, Belfast & Lisburn.

The property has been tastefully decorated by its current owners to provide bright and spacious internal accommodation complemented externally by the front garden and the private enclosed rear garden backing on to open fields. Comprising of excellent living space on the ground floor including a living room, modern fitted kitchen, family room with wood burning stove, utility room. On the first floor there are four bedrooms, Master with ensuite and bathroom on the first floor.

Please contact us at the South Belfast office to arrange a viewing at your convenience.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

uPVC double glazed door to entrance porch with ceramic tiled floor, glazed door to

ENTRANCE HALL:

Laminate wood floor, understairs storage cupboard



LIVING ROOM:

15' 11" x 15' 0" (4.85m x 4.58m)

Laminate wood floor, carved wood fireplace with tiled inset and slate hearth, cornice ceiling



FAMILY ROOM:

12' 4" x 12' 1" (3.76m x 3.68m)

Laminate wood floor, wood burning stove, low voltage recessed spotlighting



KITCHEN/DINING AREA:

21' 8" x 10' 3" (6.61m x 3.12m)

Range of high and low level units, tiled floor, Hotpoint electric oven, integrated washing machine, space for American fridge freezer, 1.5 bowl stainless steel sink unit, 4 ring ceramic hob, part tiled walls, stainless steel and glass extractor fan, low voltage recessed spotlighting, double uPVC doors to patio



UTILITY ROOM:

Ceramic tiled floor, plumbed for washing machine, space for tumble dryer



FIRST FLOOR

MAIN BEDROOM:

13' 2" x 9' 9" (4.01m x 2.98m)

Laminate wood floor



FULLY TILED ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin, shower with Triton electric shower, low voltage recessed spotlighting



BEDROOM (2):
10' 0" x 9' 9" (3.06m x 2.98m)
 Laminate wood floor



BEDROOM (3):
9' 10" x 7' 0" (2.99m x 2.14m)



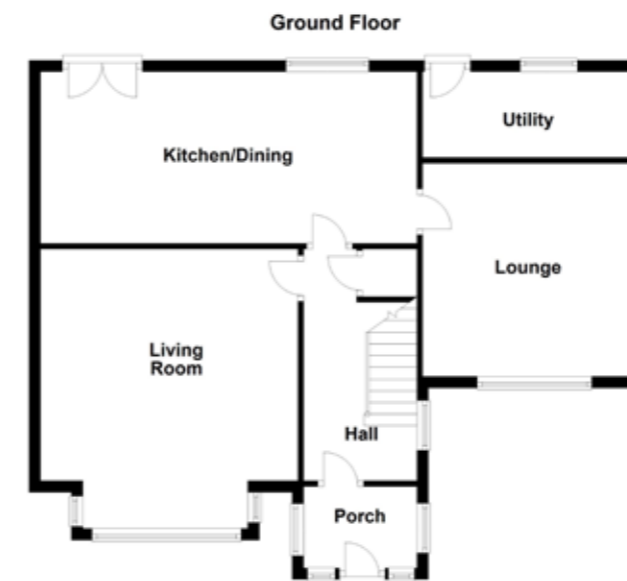
BEDROOM (4):
9' 11" x 8' 4" (3.03m x 2.53m)
 Laminate wood floor



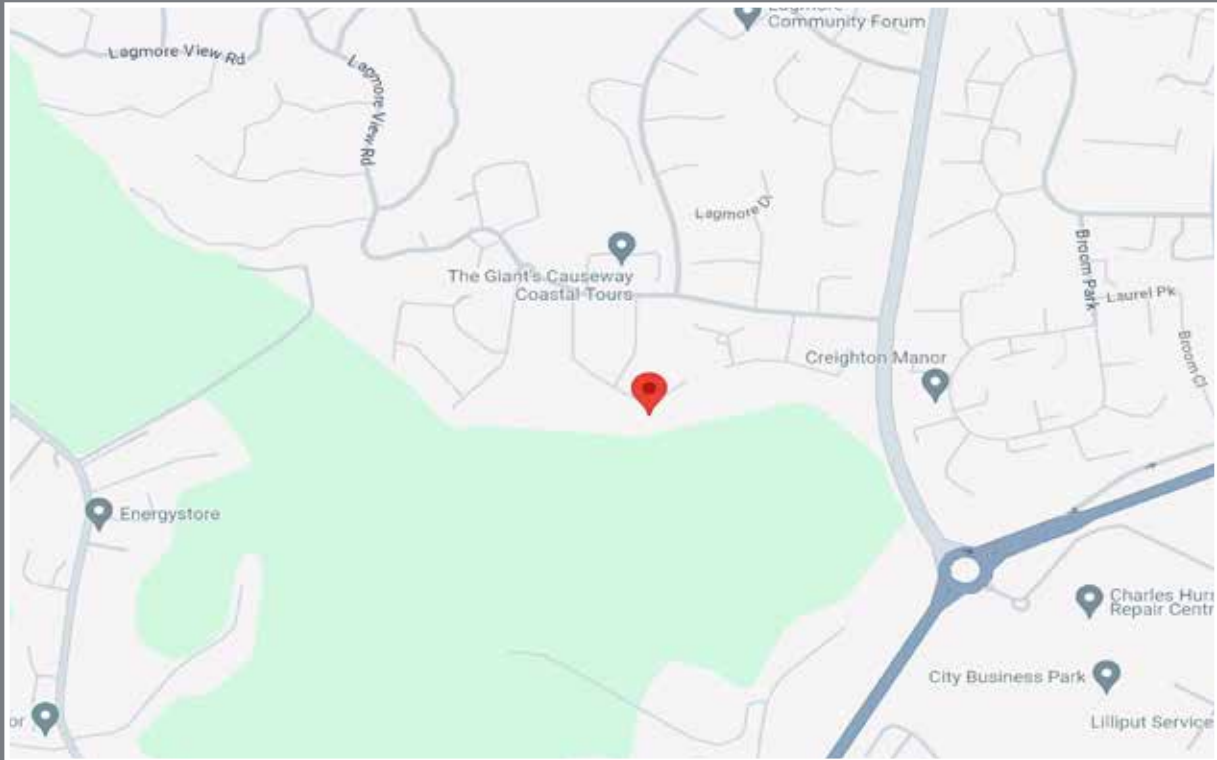
BATHROOM:
 Fully tiled walls, low flush WC, pedestal wash hand basin, bath with telephone hand shower above, glass shower cubicle, low voltage recessed spotlighting, extractor fan, chrome heated towel rail



OUTSIDE
 Tobermore paved driveway with parking for several cars. Front garden in lawn, enclosed rear garden leading to beautiful fields with paved sitting area



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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EPC REF: 0796-3037-8205-4794-5204

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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