



38 MOUNT EAGLES PARK, BELFAST, BT17 0GU

A stylish semi-detached home superbly positioned on this large site within this highly sought-after residential location continues to be in high demand. This beautiful home is ideally positioned close to schools, shops, and transport routes, along with the Glider service on Stewartstown Road and both Belfast and Lisburn, to name a few!

The home benefits from a higher-than-average energy rating (EPC C-73) and has extraordinary accommodation that is briefly outlined below.

Three bedrooms: the principal bedroom with a private, luxury ensuite shower room and a luxurious white bathroom suite with spotlights, together with a spacious landing that has spotlights and access to the roof space via a pull-down ladder that has flooring, light, and power, complete the first-floor accommodation.

On the ground floor, there is a spacious and welcoming entrance hall with corning and storage understairs, as well as a bright and airy living room with an attractive fireplace and a fitted kitchen open plan to a sizeable dining and entertaining area with Upvc double doors leading to the well-maintained, privately enclosed garden and brick paver patio together with composite decking.

The property has ample off-road parking and gas central heating, as well as Upvc double glazing for a fresh presentation throughout.

Convenience to both Belfast and Lisburn, as well as arterial routes and lots of schooling, The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter

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		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £189,950

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Key Features

- Stylish semi detached home superbly positioned on this large site within this highly sought after residential location.
- Luxurious white bathroom suite with spotlights.
- Fitted kitchen open plan to a sizeable dining and entertaining space.
- Ample off road car-parking and detached garage with light and power.
- Close to both Belfast and Lisburn as well as arterial routes, and excellent transport links along with the Glider service.
- Three bedrooms, private, luxury ensuite shower room to principal bedroom.
- Bright and airy living room with an attractive fireplace.
- Roofspace with pull down ladder, flooring, light and power.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-73)
- Accessibility to schools, leisure facilities and beautiful parklands to name a few, early strongly recommended!





GROUND FLOOR

Hardwood front door to;

SPACIOUS ENTRANCE HALL

Wooden effect strip floor, cornicing, storage understairs.

LIVING ROOM

Solid wooden floor, cornicing, attractive fireplace.

KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, extractor canopy, partially tiled walls, wooden effect strip floor, open plan to dining space, feature Upvc double glazed double doors to dining space.

FIRST FLOOR

BEDROOM 1

ENSUITE SHOWER ROOM

Shower room, shower cubicle, thermostatically controlled shower unit, low flush w.c. wash hand basin and vanity unit, pvc panelled walls and ceiling, spotlights, chrome effect towel warmer, chrome effect sanitary ware.

BEDROOM 2

Feature built-in bedroom furniture.

BEDROOM 3

LUXURIOUS WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c. wash hand basin with storage drawers, chrome effect sanitary ware, towel warmer, pvc stripped ceiling, spotlights.

SPACIOUS LANDING

Spotlights, access to;

ROOFSPACE

Flooring, light and power.

OUTSIDE

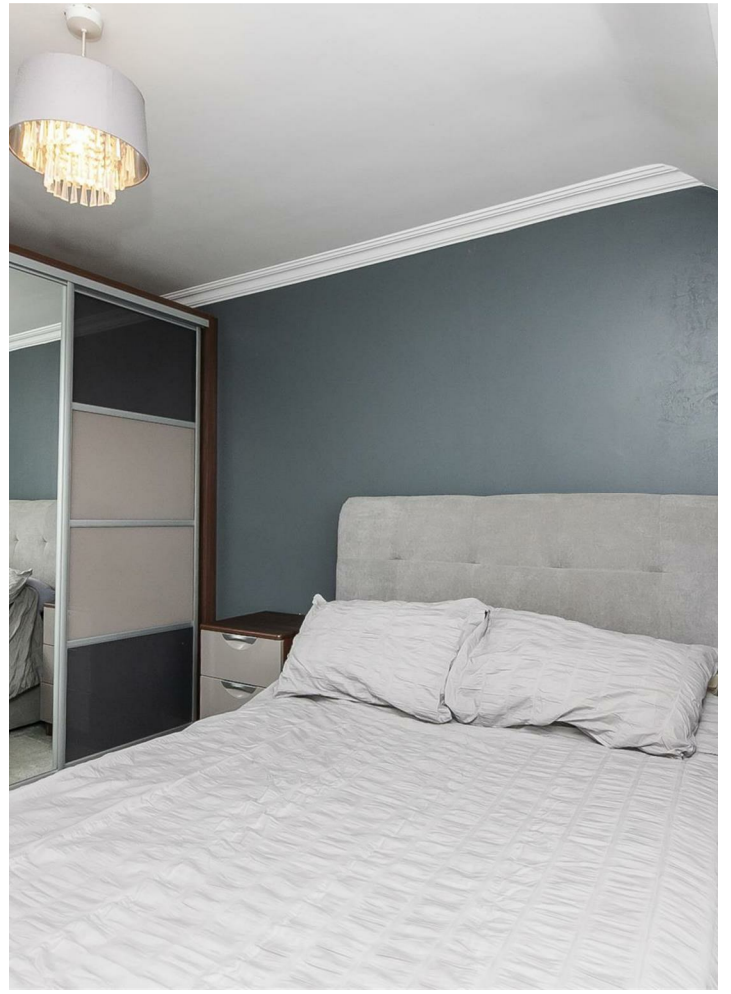
Privately enclosed, well maintained rear garden and brick paviour patio, composite decking, outdoor tap, wall, railings, pedestrian and vehicle access, well maintained front garden, off road carparking to;

DETACHED GARAGE

Up and over door, pedestrian door, light and power.

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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 Linda 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. 16820891

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.

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