



## **29A MOUNT EAGLES GLEN, DUNMURRY, BELFAST, BT17 0WS**

- A Most Impressive And Well Presented Linked Detached Property Occupying A Prime Setting Within This Popular And Convenient Residential Location
- Spacious Lounge With Polished Granite Fireplace And Oak Laminated Timber Floor
- Spacious Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Four Bedrooms With Laminated Timber Floors
- Bathroom With White Suite To Include Bath And Shower Cubicle
- Attached Garage With Utility Area
- Enclosed Rear Garden

**PRICE: OFFERS IN THE REGION OF £259,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C75**

**REF:HGI50525DL**

- Gas Fired Central Heating System
- PVC Double Glazed Windows
- Excellent C75 Energy Rating For Reduced Running Costs
- PVC Fascias And Soffits
- An excellent family home ideally situated close to Belfast and Lisburn, we strongly recommend early viewing.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Hardwood and double glazed entrance door. Ceramic tiled floor. Storage under stairs with light.

### CLOAKROOM:

Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Mono style mixer tap. Ceramic tiled floor.

### LOUNGE:

**5.30m (17'5") x 3.39m (11'1")**

Measurement taken into bay window. Oak laminated timber floor. Polished granite fireplace and hearth with painted wooden surround.

### SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA:

**5.89m (19'4") x 3.50m (11'6")**

Range of high and low level units. Wood strip effect worktops. Blanco single drainer stainless steel sink unit. Mixer tap. Zanussi integrated oven and four ring gas hob. Extractor hood in stainless steel canopy. Under unit lighting. Part tiled walls. Ceramic tiled floor. PVC double glazed patio doors leading to rear garden. Access to integral garage.



## FIRST FLOOR

### BEDROOM (1):

3.51m (11'6") x 3.32m (10'11")

Walnut effect laminated timber floor.  
Recessed spotlights.



### BEDROOM (2):

3.37m (11'1") x 2.46m (8'1")

Laminated timber floor.



### BEDROOM (3):

3.51m (11'6") x 2.46m (8'1")

Measurement taken to widest points.  
Laminated timber floor.



### BEDROOM (4):

3.12m (10'3") x 2.41m (7'11")

Measurement taken to widest points. Oak laminated timber floor.

**BATHROOM:** White suite. Panelled bath. Mixer tap and shower attachment. Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Tiled splashback. Close couple low flush WC. Laminated timber floor. Recessed spotlights. Separate airing cupboard.



**OUTSIDE:** Front garden laid in lawn. Tarmac driveway. Enclosed rear garden with shrubs in beds. Timber deck area.

### ATTACHED GARAGE: 6.00m (19'8") x 3.17m (10'5")

Roller shutter door. Light and power. Plumbed for washing machine. Gas fired combi boiler.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £1,151.16

**DIRECTIONS:** From Stewartstown Road turn into Lagmore Avenue, and then turn left into Mount Eagles Road, at roundabout proceed straight and at T junction turn right into Mount Eagles Avenue, then turn left and continue into Mount Eagles Glen, number 29a is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion. Please note, photos are from stock and there have some minor changes to decoration



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 29A Mount Eagles Glen, Dunmurry

Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft  
Garage = 19.0 sq m / 204 sq ft  
Total = 124.5 sq m / 1340 sq ft

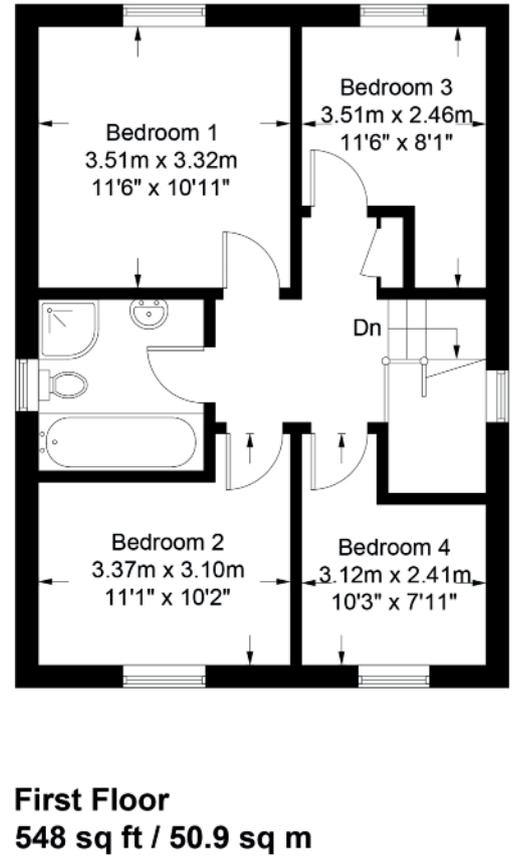
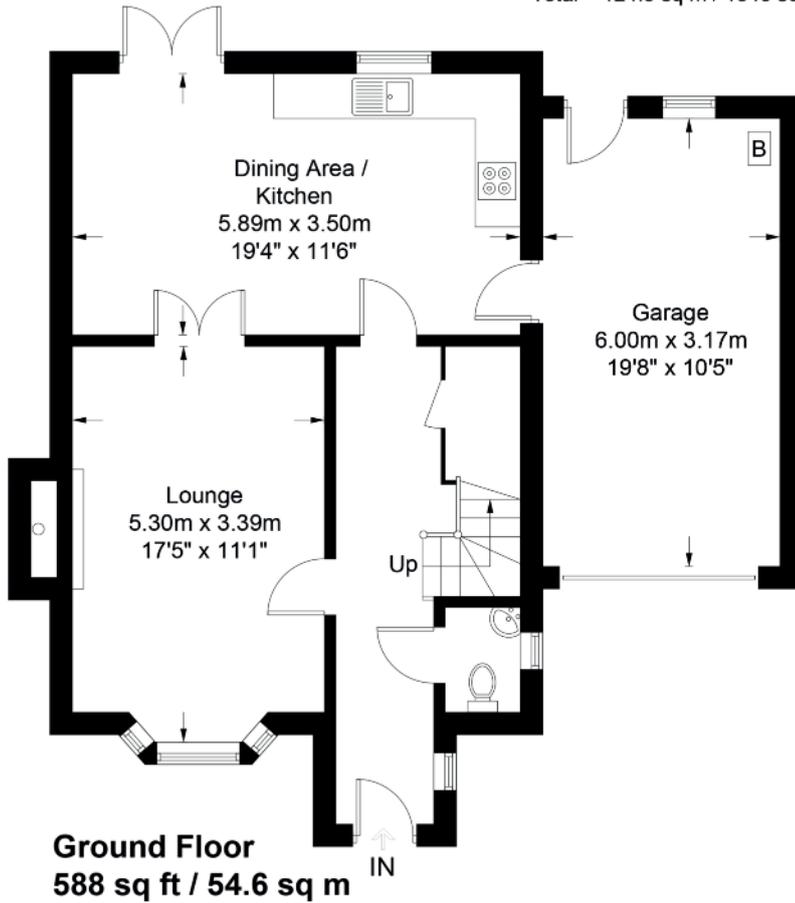


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200758)



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