



## 42 MOUNT EAGLES GLEN, BELFAST, BT17 0WR



An outstanding opportunity to purchase this striking double-fronted detached residence commanding this superior setting that enjoys a bright southerly aspect backing onto open countryside providing a most peaceful location within this extremely desirable residential location that continues to soar in demand, coupled with stylish and upgraded interiors, not to mention an eye-catching landscaped privately enclosed rear garden that captures the sun and provides a perfect entertaining area.

The beautiful accommodation extends to around an impressive 1364 sq ft and benefits from a higher-than-average energy rating (EPC C-79), and this is the first time since construction some 11 years ago that an opportunity to purchase this very special home has become available. The accommodation is briefly outlined below.

Four good-sized bedrooms, a principal bedroom with a private ensuite shower room and a white bathroom suite which has a separate shower cubicle and decorative tiling, as well as a handy storage cupboard on the landing and an upgraded contemporary staircase with glass balustrades which completes the first floor.

On the ground floor there is a beautiful upgraded front door with stained glass panels, including a fanlight, providing access to a spacious and welcoming entrance hall that has a cloakroom and feature double doors leading to a bright and airy living room that has a multi-fuel burning stove and double doors that lead to the impressive south-facing gardens. There is also a luxury high-gloss fitted kitchen that is open plan to a family dining and entertaining area as well as access to a separate utility room and downstairs w.c.

Other qualities include gas-fired central heating and UPVC double glazing as well as off-road car parking, a detached garage that has light and power and well-maintained.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C		79	79
(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 £314,950



## 42 MOUNT EAGLES GLEN, BELFAST, BT17 0WR

### Key Features

- Extraordinary double-fronted detached home commanding this superior bright south-facing position backing onto open countryside.
- Four good-sized bedrooms, with a principal bedroom with a private ensuite shower room.
- Luxury high-gloss fitted kitchen which is open plan to a sizeable dining/entertaining area.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-79)
- Landscaped, privately enclosed, large rear gardens that enjoy a bright southerly aspect and are a most peaceful setting.
- Eye-catching upgraded interiors which extend to around an impressive 1346 sq ft, and this is the first time this striking home has been offered for sale since construction some 11 years ago.
- Bright and airy living room with a multi-fuel burning stove and double doors that lead to the extensive landscaped south-facing gardens.
- Separate utility room and downstairs W.C.
- Large site with plenty of space and off-road car parking, along with access to a detached garage which has light and power.
- Close to lots of schools, shops and transport links, along with the Glider service and both Belfast and Lisburn – viewing strongly recommended!





## GROUND FLOOR

Feature Upvc double glazed front door to;

### ENTRANCE HALL

Tiled floor, cloakroom, feature double doors to;

### LIVING ROOM

18'3 x 12'10

Multi fuel burning stove, feature Upvc double glazed double doors to landscaped gardens.

### LUXURY HIGH GLOSS KITCHEN / DINING AREA

18'4 x 13'0

Range of high and low level units, single drainer stainless steel 11/2 bowl sink unit, built-in 4 ring hob and underoven, stainless steel extractor fan, integrated fridge and freezer, integrated dishwasher, feature breakfast bar, under unit lighting, beautiful partially tiled walls, tiled floor, open plan to sizeable dining area, access to;

### UTILITY ROOM

Single drainer stainless steel sink unit, range of units, wooden effect strip floor, partially tiled walls, extractor fan.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, tiled floor, partially tiled walls.

## FIRST FLOOR

### LANDING

Beautiful staircase, glass panels, wooden floor.

## PRINCIPLE BEDROOM 1

16'6 x 13'8

Wooden effect strip floor.

### ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage cabinet, chrome effect sanitary ware, extractor fan, tiled floor and walls.

### BEDROOM 2

9'9 x 9'2

Wooden effect strip floor.

### BEDROOM 3

12'5 x 8'11

Wooden effect strip floor.

### BEDROOM 4

12'5 8'11

Wooden effect stripped floor.

### WHITE BATHROOM SUITE

Bath with mixertaps, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage cabinet, chrome effect sanitary ware, contemporary tiled walls and floor, extractor fan.

### OUTSIDE

Landscaped, well-maintained, privately enclosed bright south-facing rear gardens which back onto beautiful open countryside provide a most peaceful setting and an ideal entertaining space. Additional features include a flagged patio, a well-maintained front garden, off-road car parking, and double gates leading to further parking.

### DETACHED GARAGE

Roller door, pedestrian door, light and power.



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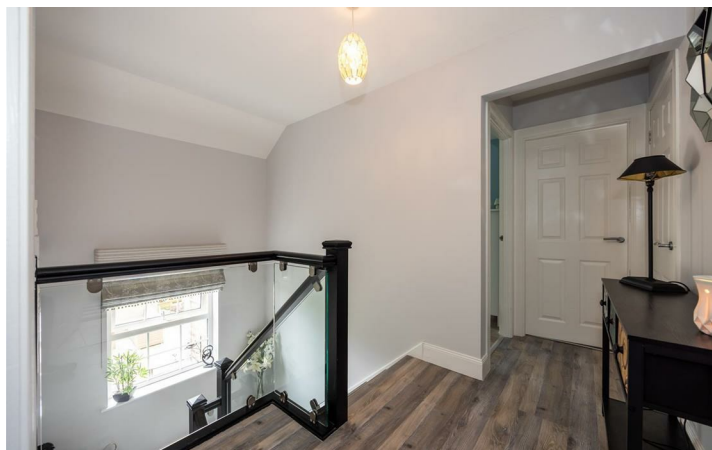
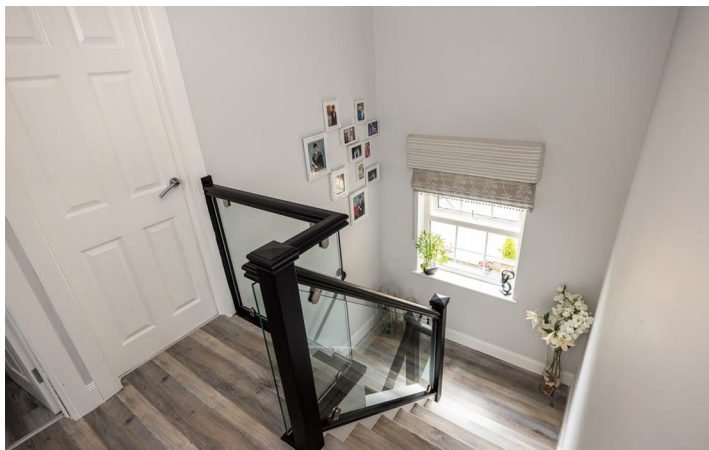








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Questions you may have.

**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 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. 17392868**

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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