



### 3 MOUNT EAGLES GROVE, BELFAST, BT17 0GH



A superior well maintained and presented substantial detached family home that extends to 1609 sq / ft of excellent well appointed living space, that enjoys a mature, private elevated cul de sac position with an open aspect to front. Four good bright double bedrooms, principle bedroom with ensuite shower room. Lounge open to dining area, further extended family room. Fitted kitchen with casual dining area and double patio doors. Separate utility room. Upvc double glazed windows / gas fired central heating system. White bathroom suite with separate shower cubicle. Downstairs cloakroom / w.c. Private rear gardens.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(13-28) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

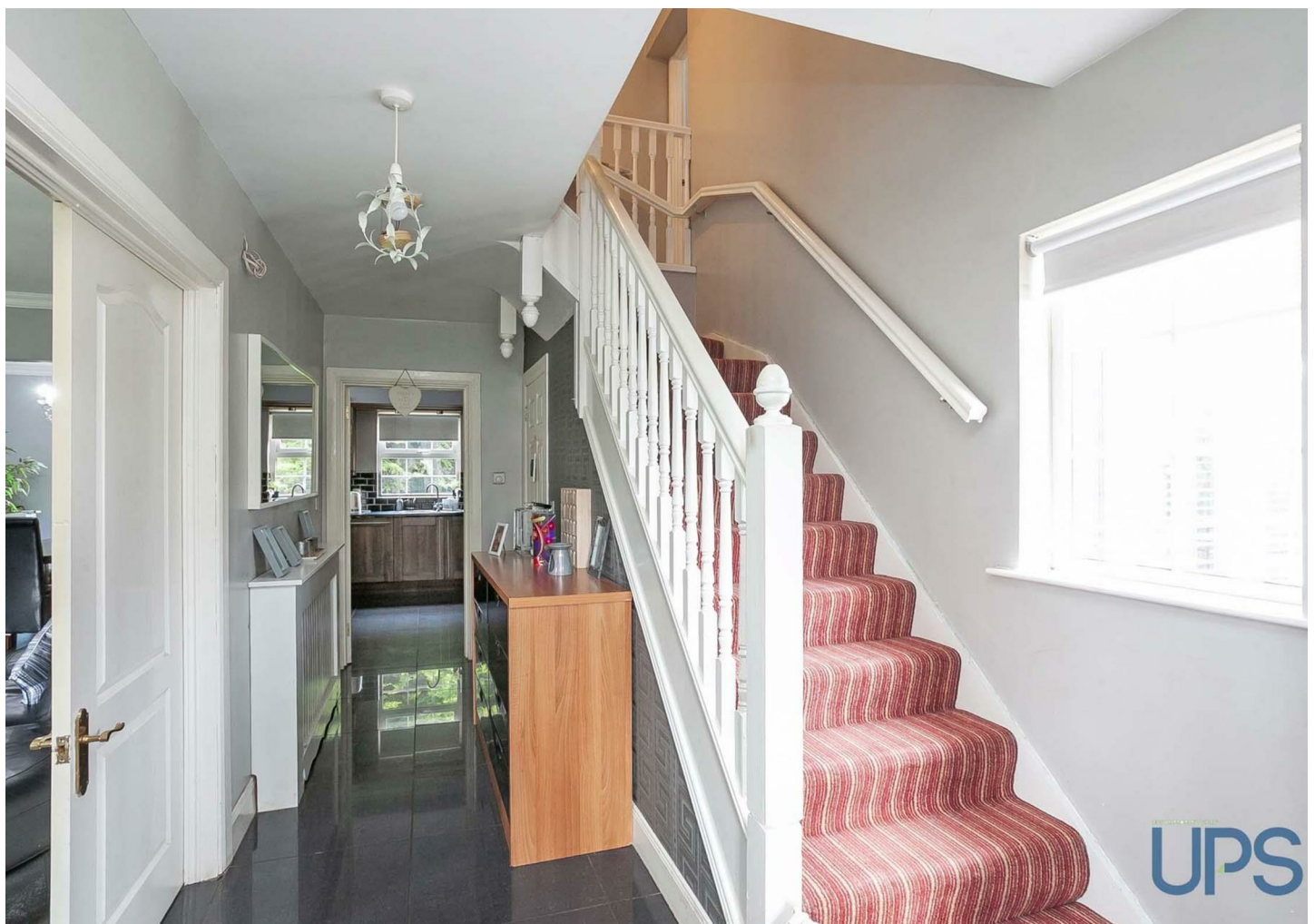
**OFFERS AROUND £230,000**



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### Key Features

- Superior well maintained and presented substantial detached family home.
- Principle bedroom with Ensuite shower room.
- Fitted kitchen with casual dining area / patio doors / Separate utility room.
- Gas central heating system.
- Private rear gardens.
- Four good, well appointed, bright double bedrooms.
- Lounge open to dining area, further extended family room.
- Upvc double glazing.
- White bathroom suite with separate shower cubicle.
- Popular residential cul de sac / well worth a visit.





## GROUND FLOOR

### ENTRANCE HALL

Feature flooring, double doors to:  
Downstairs w.c.

### LOUNGE

16 x 12  
Feature flooring, Archway to;

### LUXURY KITCHEN / DINING AREA

20.1 x 11.5  
Range of high and low level units,  
breakfast bar, work tops, overhead  
extractor hood, tiling, feature  
flooring, sink unit, downlighters,  
Upvc double glazed double patio  
doors.  
Separate Utility room, plumbed for  
washing machine.

### FAMILY ROOM

15.8 x 10.6  
Feature flooring

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

15.3 x 10.6

### ENSUITE SHOWER ROOM

Feature tiled shower cubicle, low  
flush wc, wash hand basin.

### BEDROOM 2

12.2 x 12.6

### BEDROOM 3

11.9 x 11.5

### BEDROOM 4

7.7 x 6.0

## WHITE BATHROOM SUITE

Bath, wash hand basin, low flush w.c,  
shower cubicle, tiling and feature  
flooring.

## OUTSIDE

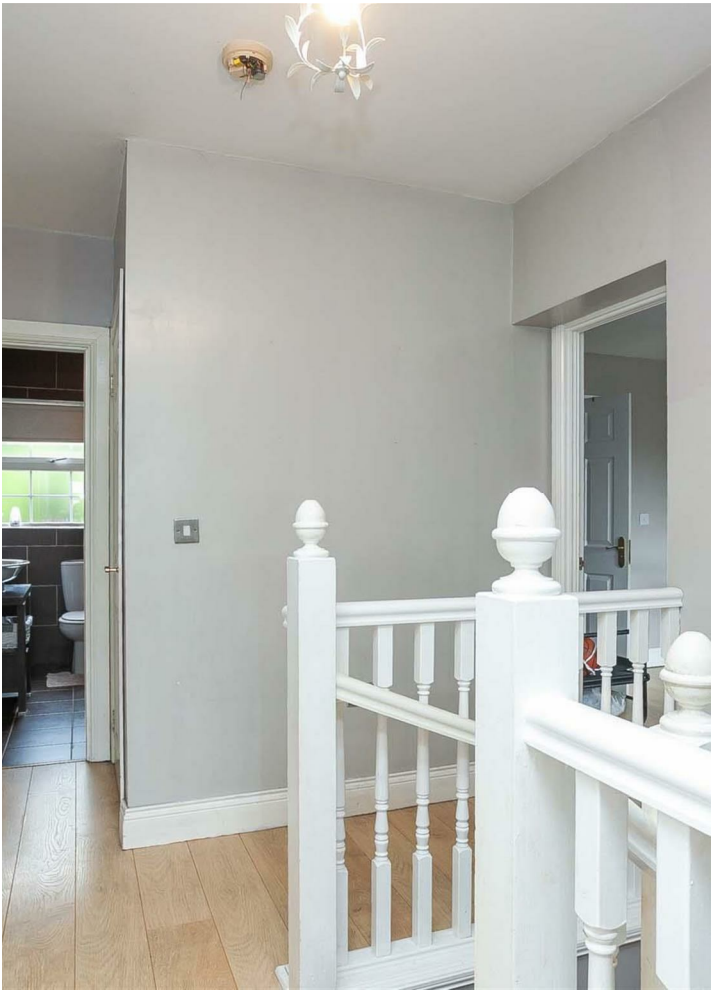
Private, rear south facing gardens in  
lawns, driveway, car parking to front.



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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. 17906709**

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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