



## 43 MOUNT EAGLES AVENUE, DUNMURRY, BELFAST, BT17 0GT

Offered for sale chain-free, this linked detached property enjoys this convenient position, a short walk to local shops and transport links along with the Glider service on Stewartstown Road and within proximity of both Belfast and Lisburn, as well as state-of-the-art leisure facilities and much more.

With accommodation extending to around 1120 sq ft and accessibility to lots of schools, leisure facilities, and beautiful parklands, this linked-detached home must be seen to be fully appreciated.

Four bedrooms and a white bathroom suite with a separate shower cubicle complete the upper-floor living.

On the ground floor, there is a spacious and welcoming entrance hall with a handy located downstairs W.C., a sizeable living room with bay window, and double doors to a kitchen with an open-plan dining arrangement. There is access from the kitchen to the integral garage.

Gas-fired central heating and Upvc double glazing, together with an EPC rating of C-71, as well as a privately enclosed rear garden and off-road car parking, all add further to the appeal of this home that offers lots of potential.

Early viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	72
(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	

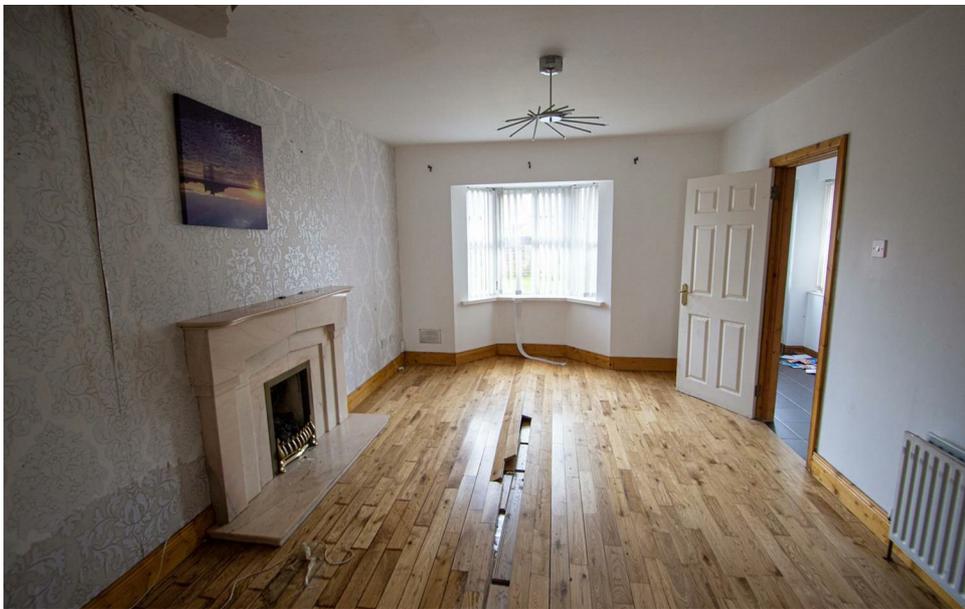
OFFERS AROUND £189,950

## 43 MOUNT EAGLES AVENUE, DUNMURRY, BELFAST, BT17 0GT

### Key Features

- Linked detached property well positioned within this extremely popular and sought-after residential location.
- Sizeable living room with bay window.
- Downstairs w.c.
- White bathroom suite with a separate shower cubicle.
- Enclosed rear garden / off road carparking.
- Four bedrooms.
- Double doors to kitchen with an open plan dining arrangement.
- Integral garage.
- Gas central heating system. Upvc double glazing.
- Close to the Glider service on the Stewartstown Road, arterial links, lots of schools and both Belfast and Lisburn to name a few!





## GROUND FLOOR

Hardwood glass panelled front door to;

### SPACIOUS ENTRANCE HALL

Tiled floor, storage understairs.

### DOWNSTAIRS W.C.

Low flush w.c, pedestal wash hand basin, tiled floor.

### LIVING ROOM

17'7 x 10'8

Bay window, double doors to;

### KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2/ bowl sink unit, built-in hob and oven, extractor fan, breakfast bar, open plan to dining space, access to garage.

## FIRST FLOOR

### BEDROOM 1

11'2 x 10'9

### BEDROOM 2

11'5 x 7'9

### BEDROOM 3

11'3 x 10'2

### BEDROOM 4

7'7 x 6'7

### WHITE BATHROOM SUITE

Bath, separate shower cubicle, low flush w.c, wash hand basin, tiled walls.

## OUTSIDE

Enclosed rear garden, off road carparking.

## GARAGE

**43 MOUNT EAGLES AVENUE, DUNMURRY, BELFAST, BT17 0GT**









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. 17908328**

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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