



18 MOUNT EAGLES DRIVE, DUNMURRY, BELFAST, BT17 0GX



A superior, well maintained and presented, double fronted semi detached family home that enjoys a prominent corner site within this highly popular south after residential area. Three good, bright, well appointed bedrooms. Principle bedroom with luxurious ensuite shower room. One generous reception room. / feature flooring. Feature high gloss contemporary fitted luxury finished kitchen open to a large casual dining area with feature patio doors. Luxury fitted white bathroom suite. Upvc double glazed windows / gas fired central heating system. Developed Floored and sheeted roofspace. Feature wall with railings to double gates / private rear garden. Good, fresh, youthful presentation throughout. Generous corner position. Excellent first time buy.

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

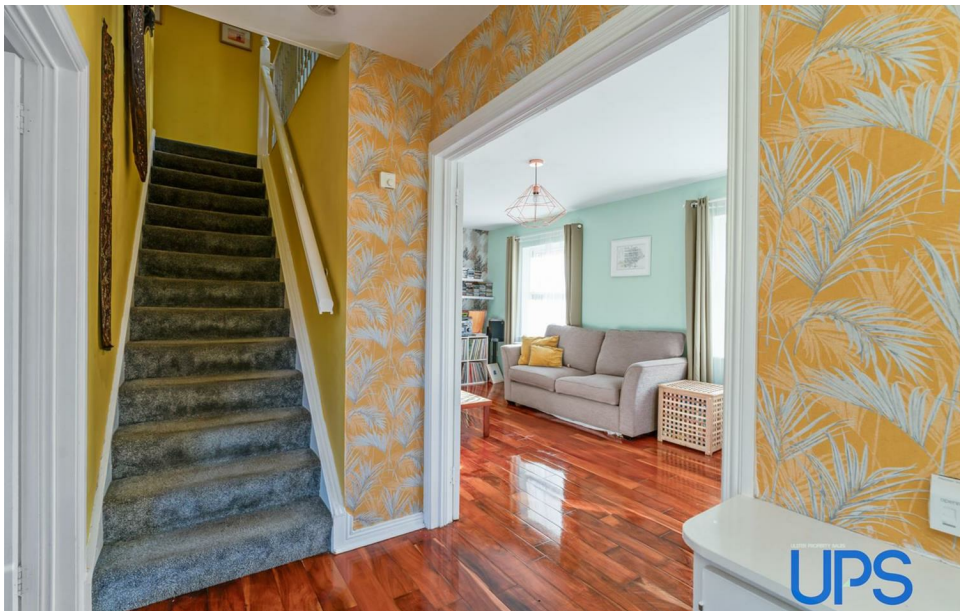
OFFERS AROUND £179,950

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Key Features

- Superior well maintained and presented semi detached family home.
- Principle bedoom / Luxurious ensuite shower room.
- Feature high gloss contemporary kitchen open to casual dining area with patio doors.
- Upvc double glazed windows.
- Good, fresh, youthful presentation throughout.
- Three good bright, well appointed double bedrooms.
- One generous reception room.
- Luxurious white bathroom suite.
- Gas fired central heating system.
- Generous corner position with double gates to rear,





GROUND FLOOR

Feature entrance door to;

ENTRANCE HALL

Double doors to;

LOUNGE

19'9 x 10'3

Wood strip floor, feature gas fire.

LUXURY KITCHEN / DINING AREA

19'5 x 10'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring gas hob, overhead extractor hood, tiling, feature gas boiler, fridge and freezer, dishwasher, breakfast bar, upvc patio doors.

FIRST FLOOR

PRINCIPLE BEDROOM 1

16'9 x 9'8

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin, low flush w.c. tiling.

BEDROOM 2

10'5 x 10'4

Wooden effect strip floor.

BEDROOM 3

8'7 x 8'6

Wooden effect strip floor.

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, low flush w.c. wash hand basin, vanity unit, tiling, ceramic tiled floor, chrome effect sanitary ware.

DEVELOPED ROOFSpace

Floored and sheeted, velux window, light and power.

OUTSIDE

Driveway to rear with carparking, feature double gate, gardens laid in lawns, feature pillars with railings, paving. Generous corner site.

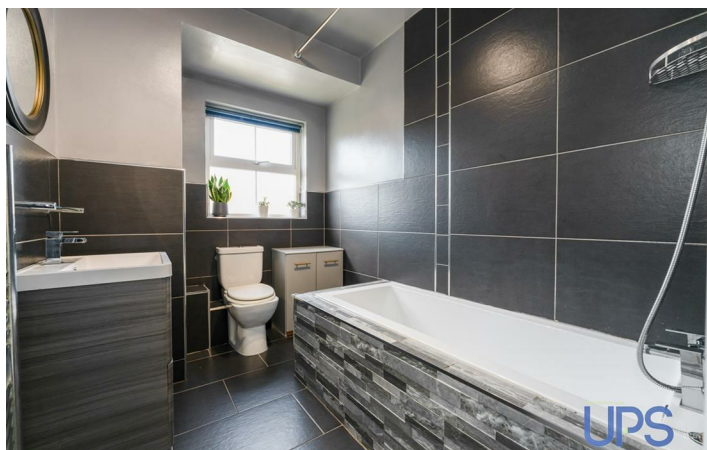
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Questions you may have.

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. 17922411

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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