

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**58 MOUNT EAGLES
AVENUE, STEWARTSTOWN**

OFFERS OVER £204,950

An extraordinary home perfectly positioned on this well-maintained generous site boasts plenty of kerb appeal within this hugely popular and sought-after residential location that enjoys proximity to lots of schools, shops and transport links along with the Glider service, arterial routes, the motorway network and both Belfast and Lisburn, to name a few.

The accommodation is fashionable, bright and airy throughout and immaculately maintained and benefits from well-flowing accommodation that extends to around 1149 sq ft together with a higher-than-average energy rating (EPC C-75) and is briefly outlined below.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs W.C. and a sizeable living room that has cornicing and notable double doors that lead to a fitted kitchen which is open plan to a dining/entertaining area with double doors providing access to a beautiful UPVC double-glazed conservatory that is ideally positioned privately to the rear of the property, enjoying views over the well-maintained gardens.

On the first floor there is a spacious landing that has a handy storage cupboard and access to a floored roof space via a pull-down ladder. In addition, there are three good-sized bedrooms and a sizeable white bathroom suite with a freestanding bath and a separate shower cubicle.

The property offers off-road car parking and a detached garage that has plumbing, light and power, as well as well-maintained, good-sized gardens, and has gas-fired central heating and UPVC double glazing.

The property enjoys a short walk to a children's playpark as well as local shops, including a Spar convenience store that has a post office, a chemist and more. Colin Glen, Ireland's leading adventure park, is also easily accessible, as are state-of-the-art leisure facilities and beautiful parklands.

A stylish home, and we have no hesitation in recommending an early viewing for this star purchase!



Key Features

- An extraordinarily sizeable semi-detached home well placed on this well-maintained and generous site in this hugely popular residential location.
- Two separate reception rooms to include a bright and airy living room and a UPVC double-glazed conservatory overlooking the gardens.
- Downstairs W.C.
- Off-road car parking leading to a detached garage that has light and power and plumbing for a washing machine.
- Fashionable accommodation extending to around 1000sqft and enjoys accessibility to lots of schools, shops and transport links along with the Glider service.
- Three good-sized bedrooms.
- Luxury fitted kitchen open plan to a sizeable dining/entertaining area.
- Large white bathroom suite with a separate shower cubicle.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-75)
- Convenient to both Belfast and Lisburn as well as lots of amenities, including state-of-the-art leisure facilities, beautiful parklands and much more.



GROUND FLOOR

uPVC double-glazed front door to spacious and welcoming entrance hall, wooden-effect stripped floor, and cornicing.

DOWNSTAIRS W.C.

Low flush W.C. wash hand basin, wooden-effect stripped floor, tiled walls.

LIVING ROOM

17'2 13'8

Wooden-effect stripped floor, cornicing, beautiful double doors leading to.

KITCHEN / DINING / ENTERTAINING

20'10 9'10

Range of high- and low-level units, single-drainer stainless steel sink unit, built-in hob and under-oven, stainless steel extractor fan, breakfast bar, wooden-effect stripped floor, cornicing, integrated fridge/freezer, plumbed for dishwasher, open plan to sizeable dining/entertaining area – UPVC double-glazed double doors leading to.

UPVC DOUBLE GLAZED CONSERVATORY

Wooden-effect stripped floor, attractive views over the enclosed gardens, and UPVC double-glazed double doors to gardens.

FIRST FLOOR

Spacious landing, handy storage cupboard, access to floored roof space via a pulldown ladder on the landing.

BEDROOM 1

13'2 11'8

Cornicing.

BEDROOM 2

12'8 10'5

BEDROOM 3

8'9 8'5

Cornicing.

SIZEABLE WHITE

BATHROOM SUITE

Free-standing bath, separate shower cubicle, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, cornicing, tiled walls and floor.

OUTSIDE

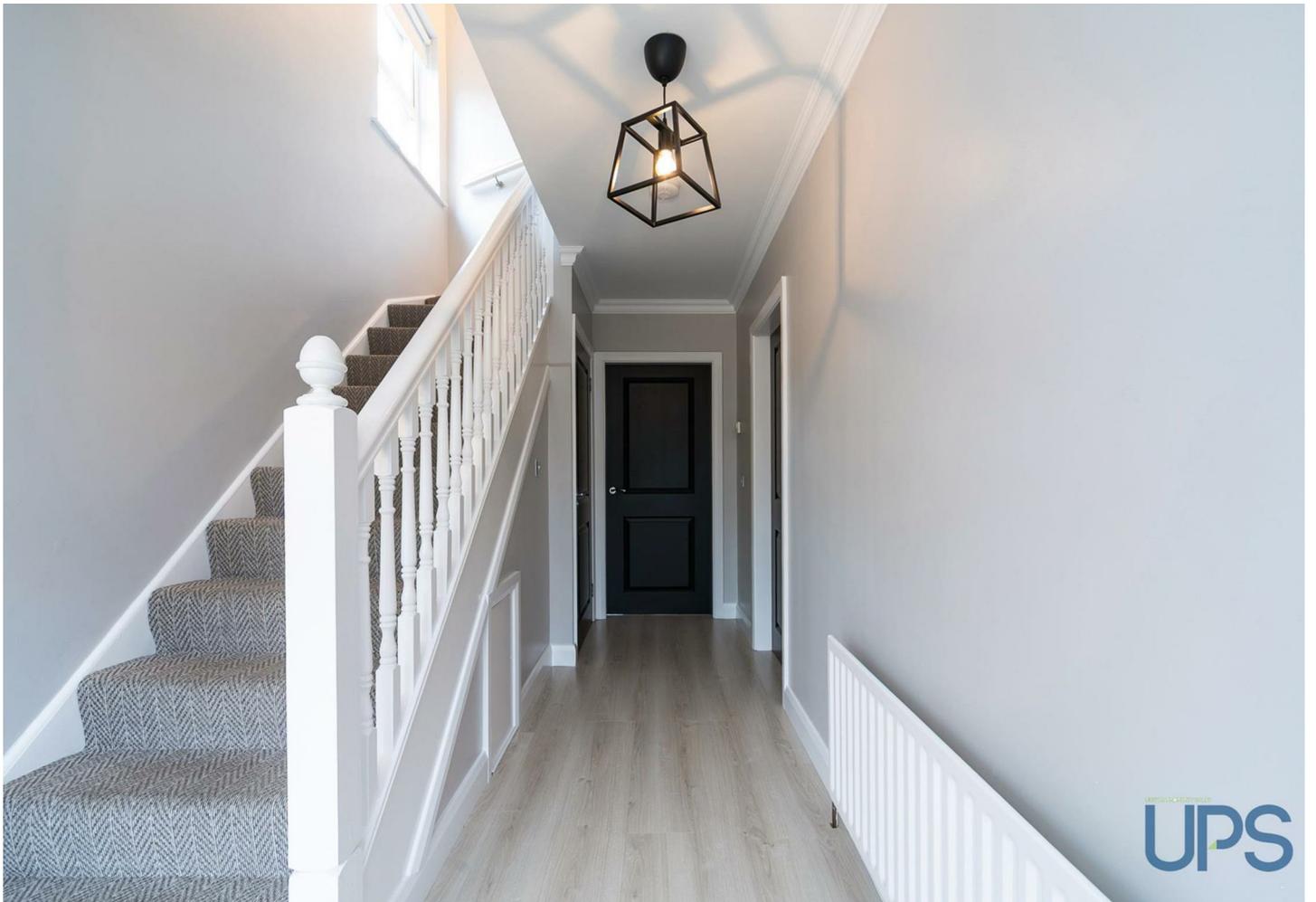
Walls, pillars and gates; off-road car parking; well-maintained gardens - Privately enclosed, good-sized, well-maintained rear gardens and patios, outdoor tap.

DETACHED GARAGE

19'0 11'2

Light, power and plumbing for washing machine – up-and-over door, pedestrian door.











58 Mount Eagles Avenue, Dunmurry, BELFAST, BT17 0GT



Ground Floor

First Floor

Total Area: 106.7 m² ... 1149 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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	

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 our mortgage advisor on 028 9060 5200.

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.

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.

ULSTERPROPERTYSALES.CO.UK

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