



6 MOUNT EAGLES LINK, STEWARTSTOWN ROAD, DUNMURRY, BT17 0FY

An extraordinary semi-detached home finished to an exceptional standard throughout and offers this perfect position with beautiful views towards the mountains and accessibility to both Belfast and Lisburn as well as arterial routes, transport links to include the Glider service and the motorway network, and lots of schools and shops.

This home benefits from a higher-than-average energy rating (EPC C-72) and has stylish accommodation that extends to around an impressive 920 sq ft and leaves nothing to do for the lucky new owners; the accommodation is briefly outlined below.

Three bedrooms include the back bedroom with beautiful views over well-maintained greenery towards the mountains, and there is also a spacious landing with an excellent storage cupboard. In addition, a luxury white bathroom suite with a separate shower cubicle, spotlights, and decorative tiling completes the first floor.

On the ground floor, there is a spacious and welcoming entrance hall with a handy downstairs W.C. as well as a bright and airy living room that has a solid wooden floor, and there is a luxury fitted kitchen that is open plan to a sizeable dining/entertaining area that has double doors leading to the private gardens.

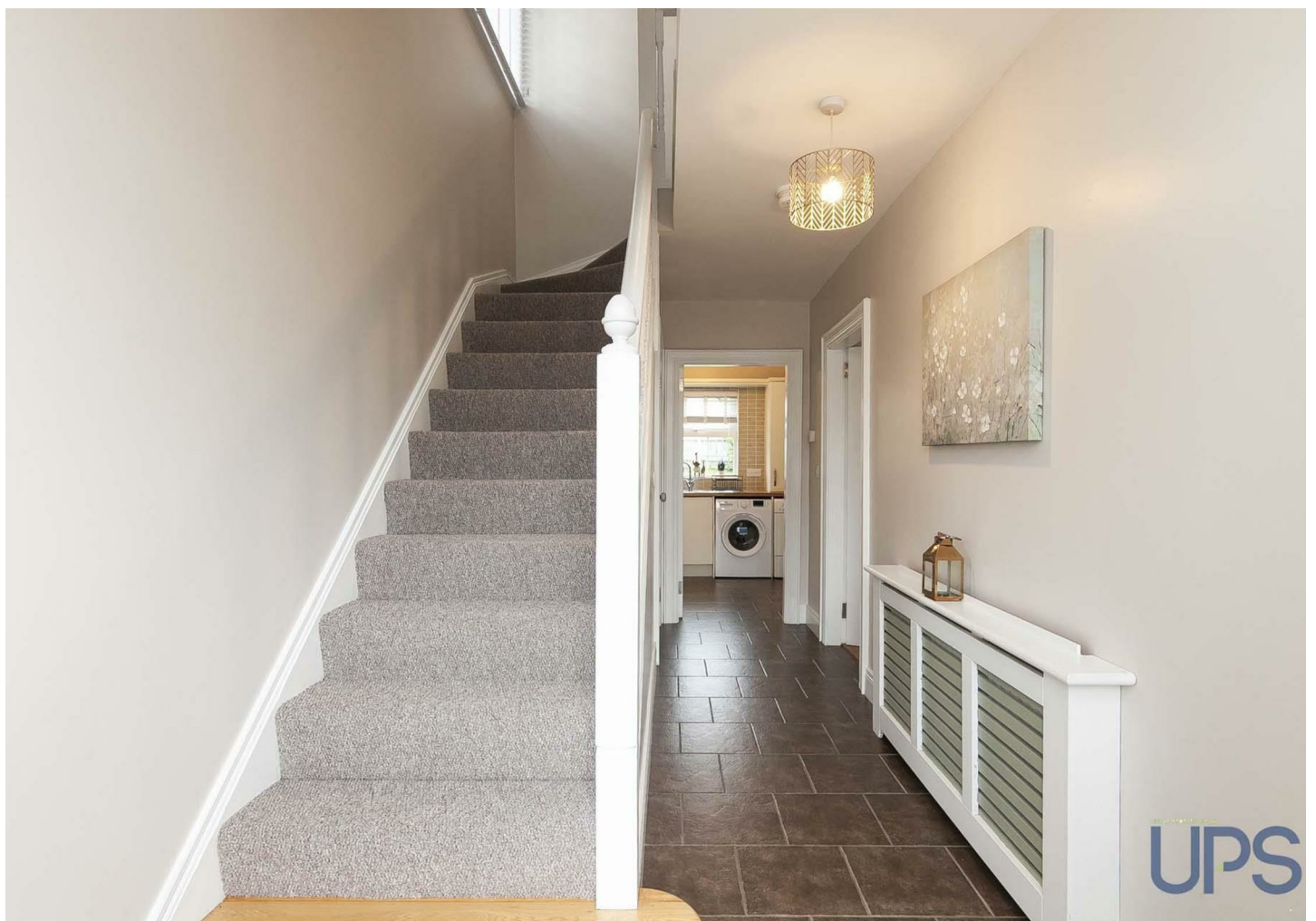
Other qualities include gas-fired central heating and UPVC double glazing, together with off-road car parking for two vehicles and a well-maintained, privately enclosed, good-sized rear garden that has a patio space, outdoor tap, and beautiful views.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	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 £184,950

Key Features

- An extraordinary semi-detached home superbly placed within this extremely sought-after residential location with beautiful views towards the mountains from the rear.
- Bright and airy living room with solid wooden floor.
- Downstairs W.C.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-72)
- Close to Colin Glen, Ireland's leading adventure park, plus state-of-the-art leisure facilities, beautiful parklands, and arterial routes.
- Three bedrooms.
- Luxury fitted kitchen open plan to a sizeable dining/entertaining area with double doors leading to the gardens.
- Luxury white bathroom suite on first-floor with separate shower cubicle.
- Off-road car parking for two cars / well-maintained, good-sized rear garden with additional patio space, outdoor tap, and beautiful views.
- Early viewing strongly recommended for this stylish home that leaves little to do for the lucky new owner!





GROUND FLOOR

Hardwood front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Tiled floor.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled floor, spotlights.

LIVING ROOM

14'4 x 11'1

Solid wooden floor.

LUXURY KITCHEN / DINING AREA

18'0 x 10'8

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in 4 ring hob, extractor fan, built-in oven, beautiful partially tiled walls, integrated fridge and freezer, plumbed for washing machine, tiled floor, open plan to sizeable dining space, Upvc double glazed double doors to enclosed garden.

FIRST FLOOR

SPACIOUS LANDING

Storage cupboard.

BEDROOM 1

12'11 x 11'4

BEDROOM 2

11'7 x 10'7

Beautiful views over well maintained greenery towards mountains.

BEDROOM 3

9'3 x 7'2

Built-in robes.

LUXURY WHITE BATHROOM SUITE

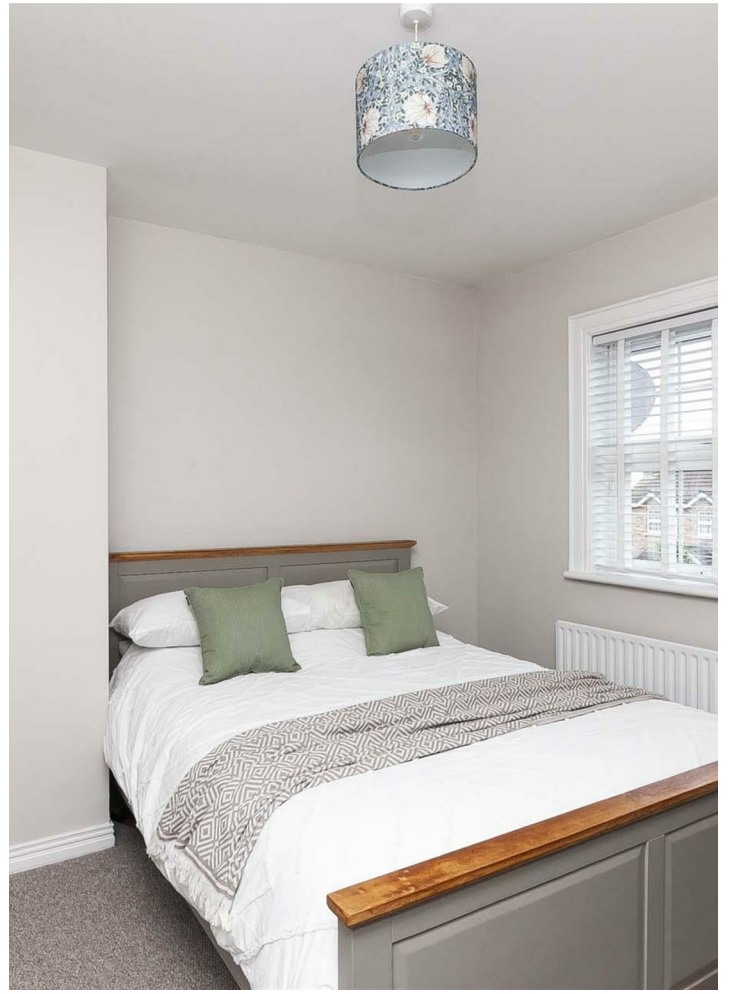
Bath, separate shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, spotlights, beautiful tiled walls and floor.

OUTSIDE

Good-sized, well-maintained rear garden with beautiful views and good-sized, low-maintenance, flagged patio, outdoor tap, additional side area, well-maintained garden, and off-road car parking for 2 cars 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. 18299187

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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