



33 MOUNT EAGLES GLEN, BELFAST, BT17 0WS



An unique opportunity to acquire a beautiful well appointed substantial semi detached family home that has been finished and presented to an exceptional standard throughout. Three excellent bright double bedrooms / Principle bedroom with ensuite shower room. Newly installed luxurious high gloss, contemporary finished kitchen open to dining area with Upvc double glazed double patio doors. Luxury white bathroom suite with separate shower cubicle. Downstairs w.c / cloakroom. Upvc double glazed windows / gas central heating system. Good, fresh, youthful presentation that will appeal to many first time buyers. The property is accessible to lots of schools, shops, and transport links, along with the Glider service on the Stewartstown Road, as well as ease of access to both Belfast and Lisburn. Only upon viewing can the the presentation and specification be fully appreciated, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £194,950

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Key Features

- A substantial semi detached family home that has been finished to an exceptional standard throughout.
- Newly Installed luxury Fitted kitchen open to dining area with feature double patio doors.
- Downstairs w.c / cloakroom.
- Gas central heating system.
- Fantastic site with private and secure gardens.
- Three excellent bright double bedrooms / Principle bedroom with ensuite shower facility.
- Luxury white bathroom suite with separate shower cubicle.
- Upvc double glazed windows.
- Good, fresh youthful presentation throughout.
- Well worth viewing.





GROUND FLOOR

Feature entrance door to;

SPACIOUS ENTRANCE HALL

Porcelain tiled floor.

DOWNSTAIRS W.C

W.c, wash hand basin, porcelain tiled floor.

LOUNGE

16'7 x 13'3

Feature wood burner, wooden effect strip floor.

LUXURY FITTED KITCHEN / DINING AREA

20'6 x 9'5

Excellent range of high and low level units, feature work tops, single drainer sink unit, 5 ring gas hob, overhead extractor hood, tiling, porcelain tiled floor, integrated dishwasher, plumbed for washing machine, downlighters, Upvc double glazed patio doors.

FIRST FLOOR

PRINCIPLE BEDROOM 1

13'3 x 11'3

Wooden effect strip floor.

ENSUITE SHOWER ROOM

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

BEDROOM 2

12'3 x 12'6

Built-in robes.

BEDROOM 3

9'11 x 8'9

LUXURY WHITE BATHROOM SUITE

Paneled bath, telephone hand shower, low flush w.c, wash hand basin, fully tiled shower cubicle, black chrome sanitary ware. Feature flooring and tiling.

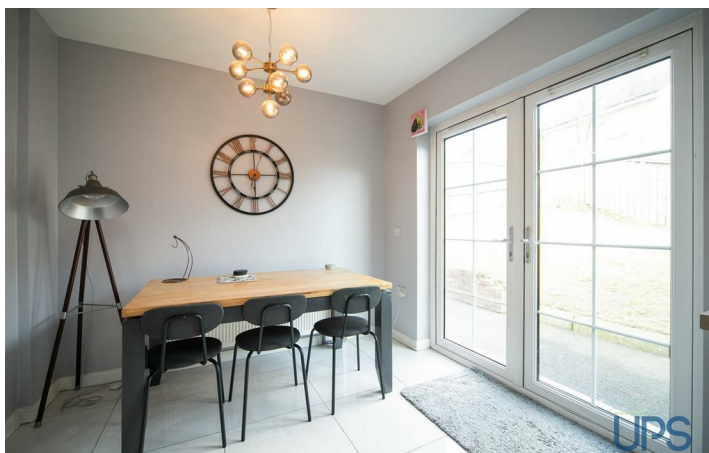
ROOFSPACE

Storage.

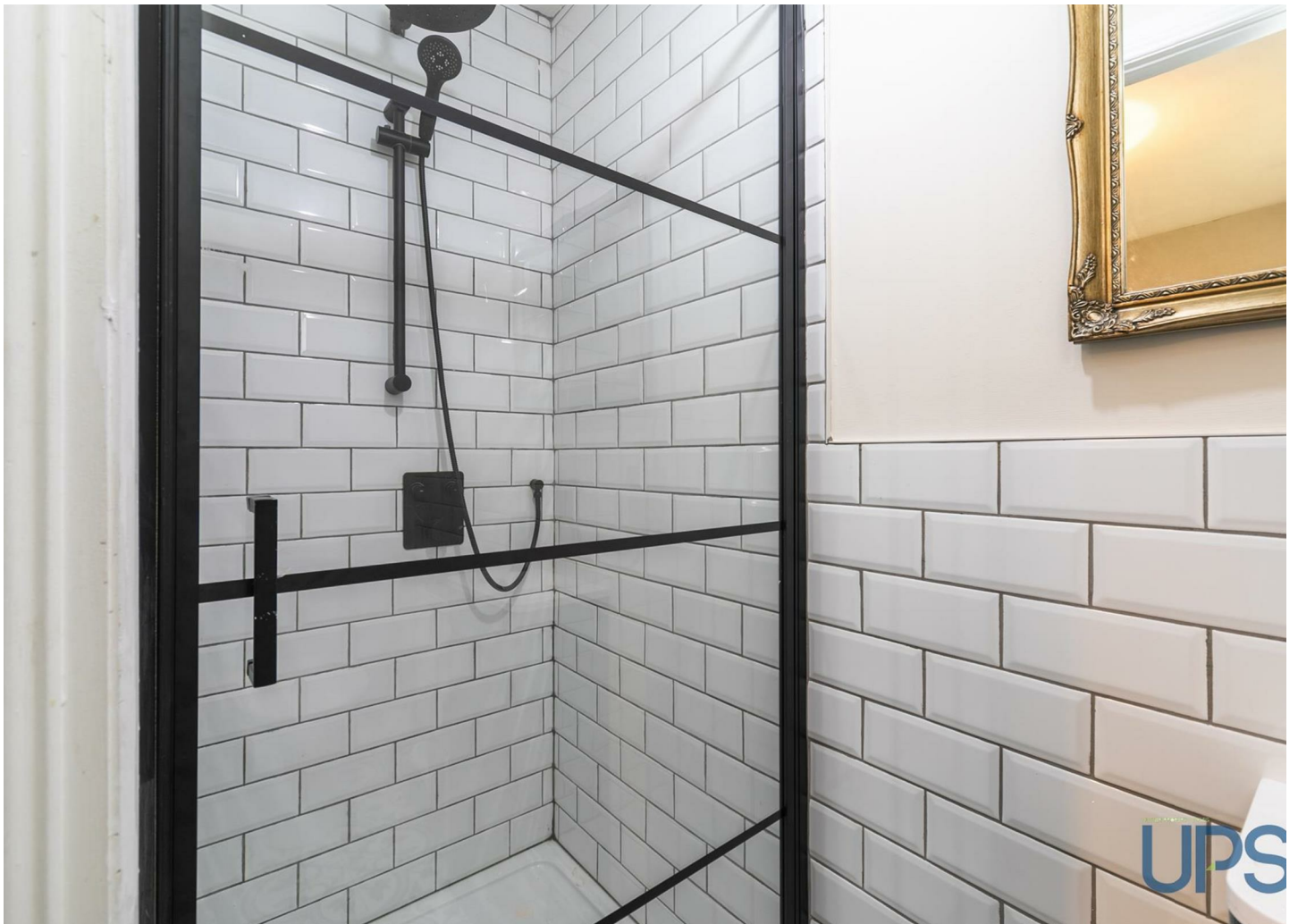
OUTSIDE

Driveway to front and side, extensive site with gardens laid in lawns to front and private and secure to rear with fencing.

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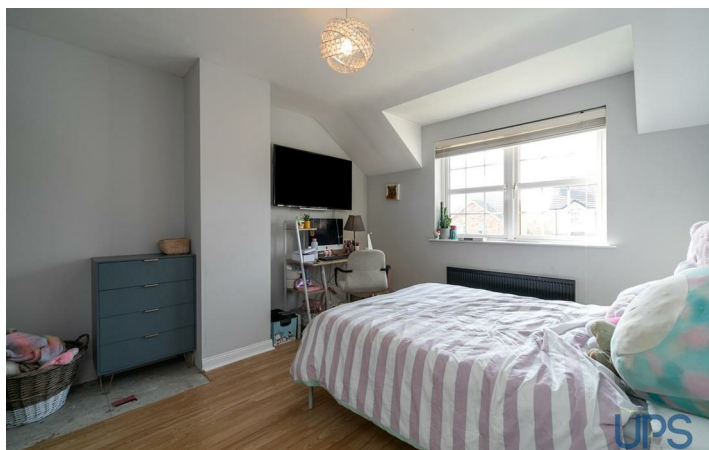








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Questions you may have.

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. 18311096

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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