



## 98 MOUNT EAGLES GLEN, STEWARTSTOWN ROAD, BELFAST, BT17

An extraordinarily substantial detached residence offering luxury and upgraded living space which extends to around an impressive 1762 sqft and is perfectly positioned, tucked away in this quiet and peaceful position backing on beautiful open countryside with beautiful views and benefits from a bright southerly position.


The property has a higher-than-average energy rating (EPC C-77) and has been immaculately presented throughout, leaving the lucky new owners with little to do but add their furniture. The stylish accommodation is briefly outlined below.

Four large bedrooms to include a large roof-space conversion with Building Control approval, and there is an additional study providing ideal working-from-home space. The first floor also features a large landing, and the sizeable principal bedroom has a private ensuite shower room. Also on the first floor is a sizeable luxury bathroom suite that has a separate shower cubicle and contemporary tiling.

On the ground floor there is a spacious and welcoming entrance hall and a handy downstairs W.C.; there are feature double doors from the hallway leading to the bright and airy living room that has a bay window and wood-burning stove. There is also a luxury upgraded fitted kitchen that has spotlights and is open plan to a large entertaining/additional living space that has double doors leading to the enclosed gardens.

The property also benefits from an integral garage that has light and power and plumbing and houses the Worcester gas boiler. The property has off-road car parking and an



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

# OFFERS OVER £279,950



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### Key Features

- Extraordinary substantial detached residence offering luxury and upgraded living space extending to an impressive 1762 sqft!
- Bright and airy living room with double doors, bay window and wood-burning stove.
- Downstairs W.C. / integral garage.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-77)
- Close to lots of schools, shops and transport links along with the Glider service and arterial routes as well as both Belfast and Lisburn.
- Four large bedrooms to include a private en-suite shower room to the principal bedroom plus a roof-space conversion with Building Control approval.
- Luxury upgraded fitted kitchen open plan to sizeable entertaining/additional living space.
- Luxurious white bathroom suite with contemporary tiling and separate shower cubicle.
- Large, well-maintained grounds enjoying a southerly aspect, and the home backs onto beautiful open countryside, providing a most peaceful setting.
- Early viewing strongly recommended for this magnificent and stylish detached home offering accommodation that can be rare to find!





## GROUND FLOOR

Upgraded front door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor.

## DOWNSTAIRS W.C

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

Feature double doors from hallway to;

## LIVING ROOM

15'11 x 12'1

Bay window, wooden effect strip floor, wood burning stove.

## LUXURY UPGRADED KITCHEN

20'4 x 12'1

A range of high- and low-level units, a single drainer sink unit, a built-in microwave, a built-in oven, a built-in 5-ring hob, an extractor fan, spotlights, and open plan to sizeable dining/entertaining space, with feature UPVC double-glazed double doors to enclosed gardens. Access to;

## INTEGRAL GARAGE

22'2 x 11'4

Light and power, up and over door, plumbed for washing machine, pedestrian door, Worcester boiler.

## FIRST FLOOR

## SPACIOUS LANDING

Handy storage cupboard.

## PRINCIPAL BEDROOM 1

14'7 x 10'5

Laminated wood effect floor, built-in slide robes, access to;

## LUXURY ENSUITE SHOWER ROOM

Shower cubicle, low flush w.c., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, extractor fan, tiled floor, PVC panelled walls.

## BEDROOM 2

11'5 x 11'3

Laminated wood effect floor.

## BEDROOM 3

16'2 x 11'8

Laminated wood effect floor.

## LUXURIOUS WHITE BATHROOM SUITE

Bath, telephone hand shower, separate shower cubicle, sink unit, low flush w.c, wash hand basin with storage unit, chrome effect sanitary ware, beautiful fully tiled walls and tiled floor, spotlights, extractor fan.

## STUDY / HOME OFFICE

7'9 x 5'9

Laminated wood effect floor.

## LANDING

Stairs to;

## BEDROOM 4

20'2 x 15'6

Spotlights.

## OUTSIDE

Extensive, well-maintained rear gardens enjoying a southerly aspect,

attractive green backdrop over surrounding countryside, additional flagged patio, well-maintained garden to front, wall, pillars, driveway to garage.



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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 Kelly-Ann 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. 16825570**

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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