

ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 58 MOUNT EAGLES  
SQUARE, BELFAST, BT17**

**OFFERS AROUND £134,950**



An exceptionally bright and airy accessible ground-floor apartment with sizeable and contemporary living space extending to around an impressive 819 sq ft is ideally located within this private complex and has the option of using its own private access through the UPVC double-glazed doors in the living room, and the property is a short walk to the well-maintained Mount Eagles Square as well as local shops that include a Spar with a post office and a pharmacy, as well as excellent transport links that include the Glider service.

The apartment has been beautifully finished throughout, benefits from a higher than average energy rating (EPC C-78) and offers easy-to-manage living all on an accessible ground floor level; the superb accommodation is briefly outlined below.

Two large bedrooms, a principal bedroom with a private en-suite shower room and double doors that lead to a communal outside area, and a contemporary open-plan living/kitchen area that is sizeable and provides a perfect entertaining area.

There is also a white bathroom suite, and the property has a spacious and welcoming entrance hall that has an excellent storage cupboard with an additional storage cupboard in the inner hall as well as a handy storage cupboard in the bathroom.

Other qualities include gas-fired central heating and UPVC double glazing, and the property is convenient to schools, shops and state-of-the-art leisure facilities, as well as beautiful parklands and both Belfast and Lisburn, to name a few!

Early viewing is strongly recommended for this very special and fashionable apartment that extends to around an impressive 819sq ft!



## Key Features

- Exceptional, sizeable, bright and airy accessible ground-floor apartment that has been recently upgraded and enjoys this hugely popular residential location.
- Contemporary open-plan living and kitchen arrangement with perfect entertaining space.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating.
- A short walk to local shops that include a Spar convenience store, as well as a pharmacy and more, as well as excellent transport links that include the Glider service!
- Fashionable and eye-catching interiors matched with easy-to-manage living accommodation on an accessible ground-floor level.
- Two large bedrooms, a principal bedroom with a private ensuite shower room and UPVC double doors leading to an outside area.
- White bathroom suite with storage cupboard.
- Superb accommodation extending to around an impressive 819 sq ft and has the option to use the double doors from the living room as its own private separate entrance.
- Close to both Belfast and Lisburn as well as arterial routes and the motorway network, the city centre is also within reach, as are state-of-the-art leisure facilities.
- A very special apartment that seldom becomes available, and we have no hesitation in recommending viewing to avoid disappointment!



### GROUND FLOOR

Door entry intercom system to communal entrance. (also the option to use the double doors from the living room as a private entrance)

### APARTMENT ENTRANCE

To;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Laminated wood effect floor, excellent storage cupboard, inner door to;

### INNER HALLWAY

Storage cupboard. Double doors to;

### LIVING / KITCHEN / ENTERTAINING AREA

23'2 x 13'2

Wooden-effect strip floor, feature UPVC double-glazed double doors, breakfast bar, range of high and low-level units, single-drainer stainless steel 1 1/2 bowl sink unit, built-in oven, built-in hob, extractor fan, partially tiled walls and tiled floor.

### PRINCIPAL BEDROOM 1

15'4 x 12'0

Wooden effect strip floor, cornicing, wood panelling, feature Upvc double glazed double doors.

### PRIVATE LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c., pedestal wash hand basin, chrome effect sanitary ware, tiled floor, tiled walls, extractor fan.

### BEDROOM 2

13'3 x 12'1

Laminated wood effect floor.

### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, tiled walls and floor, storage cupboard.

### OUTSIDE

Communal car-parking.













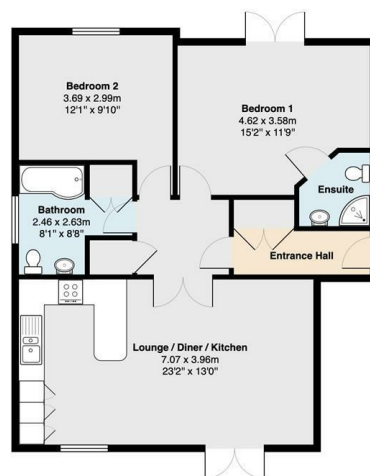






**UPS**

58 Mount Eagles Square, Dunmurry, BELFAST, BT17 0GZ



Total Area: 76.0 m<sup>2</sup> ... 819 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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