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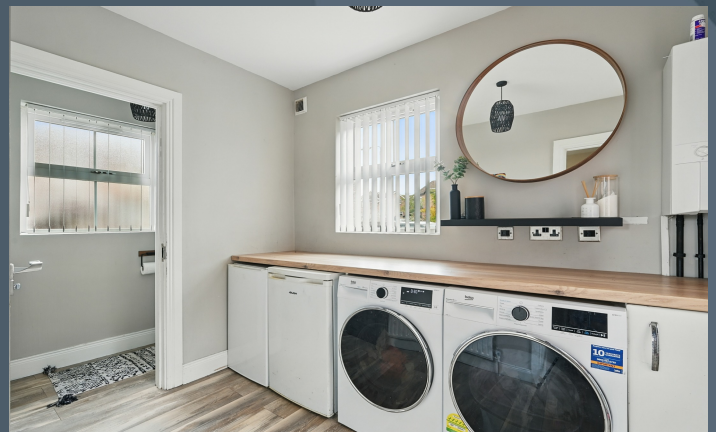


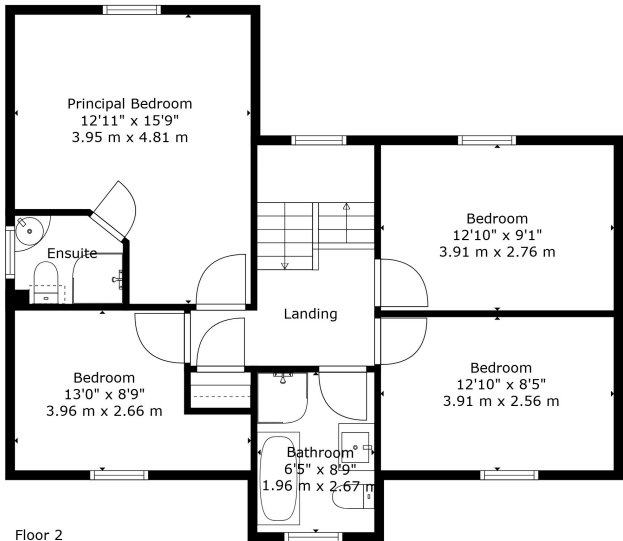
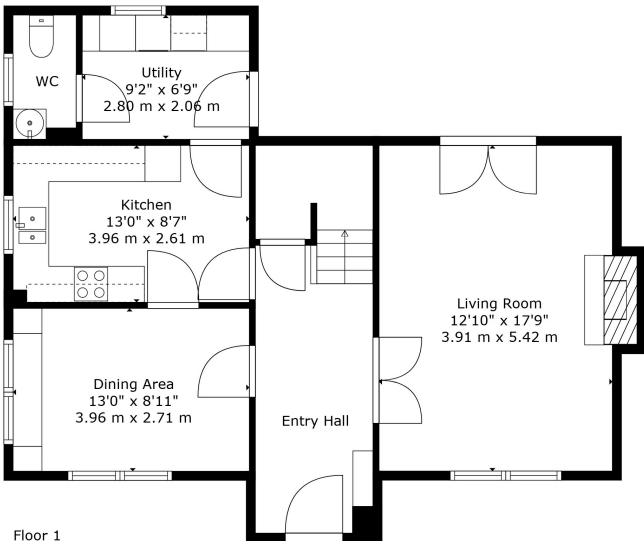
6 MOUNT EAGLES AVENUE
Dunmurray Belfast BT17 0GT



Offers around
£339,950







Floor 1

Floor 2

TOTAL: 1403 sq. ft, 130 m2
FLOOR 1: 703 sq. ft, 65 m2, FLOOR 2: 700 sq. ft, 65 m2
EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2
WALLS: 121 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

A very handsome detached dwelling, enjoying an attractive position within the exclusive Mount Eagles development and convenient to the local amenities including shops and community centre in Mount Eagles Square and has bus services to Belfast City Centre.

The Property has been wonderfully designed with practically proportion interior accommodation which will immediately appeal to family market in particular, based on a good four bedroom layout with the addition of an ensuite shower room, two reception rooms, kitchen and utility room as well as a downstairs cloak room with WC.

The overall property has been well maintained and beautifully presented and viewing is highly recommended.

Features:-

- Handsome detached residence with matching garage
- Four generous bedrooms, master bedroom with ensuite shower room
- Spacious entrance hallway with spindled staircase to the first floor accommodation. Cloak room under stairs
- Elegant living room with and attractive pine fireplace with inset and hearth. Feature moulded ceiling cornice and centre ceiling rose. Double doors to the rear garden area
- Kitchen finished in a contemporary style with a good range of fitted high and low level cabinetry. Built in double oven and inset hob with extractor fan above
- Separate family room or dining room with feature ceiling cornice and ceiling rose
- Separate utility room with space for a washing machine and space for a tumble dryer
- Downstairs WC and wash hand basin
- Bathroom on the first floor with a modern white suite including a bath, WC and wash hand basin. Separate shower cubicle
- PVC double glazed windows
- Gas fired central heating
- Enclosed rear court yard garden with brick paved patio
- Brick paved pathway to the front with an attractive boundary wall and mature deciduous trees



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.