



## 22 MOUNT EAGLES WAY, STEWARTSTOWN ROAD, BELFAST, BT17 0WT

An exciting opportunity to purchase this attractive house-type with well-appointed living space extending to around 956 sq ft (excluding garage) and perfectly set within this quiet and highly sought-after part of this hugely popular development that is in constant demand and enjoys accessibility to lots of schools, shops, and transport links along with the Glider service on the Stewartstown road and ease of access to both Belfast and Lisburn as well as arterial routes.

This beautiful home benefits from a higher-than-average energy rating (EPC C-77) and must be seen to be fully appreciated. The striking accommodation is briefly outlined below.

There are three bedrooms, including a large principal bedroom with Juliet-style balconies, built-in mirrored slide robes, and a private en-suite shower room. In addition, there is a white bathroom suite with a separate shower cubicle, and this completes the first-floor accommodation.

On the ground floor, there is a spacious and welcoming entrance hall with a handy downstairs W.C., as well as a luxury fitted kitchen with decorative tiling and an open plan to a dining space. There is also access from the kitchen to an integral garage, as well as feature double doors from the dining area leading to a bright and airy living room with feature double doors leading to the well-maintained, enclosed rear gardens with additional patio space and outdoor power sockets.

In addition, the property benefits from off-road car parking, an integral garage, Upvc double glazing, gas-fired central heating, and proximity to the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider service, as well as Colin Glen, Ireland's leading adventure park. The location is serviced by a Spar convenience store, which includes a post office and a pharmacy.

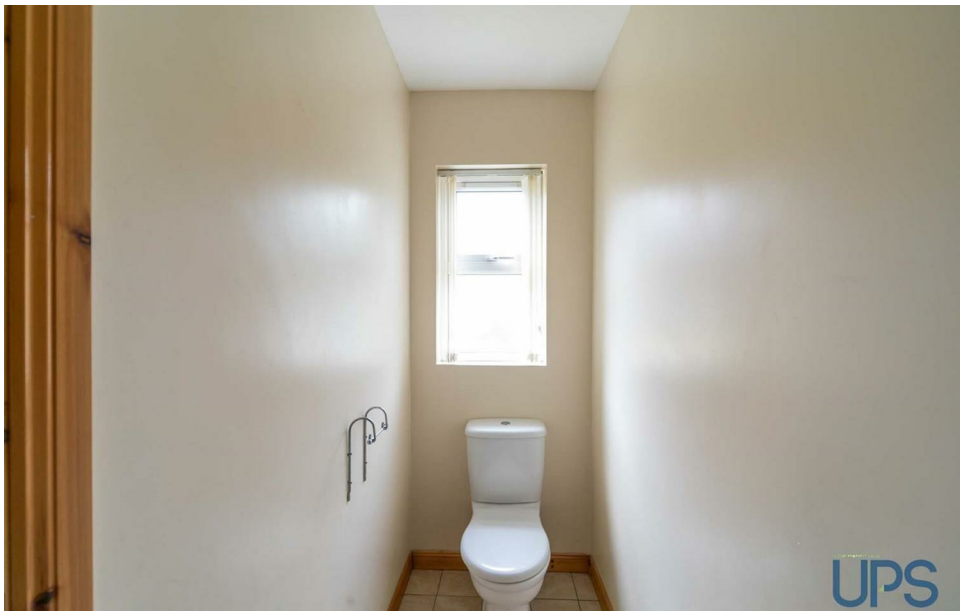
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £179,950

## Key Features

- Attractive house type with well appointed living space extending to around 956 sq ft ( excluding garage )
- Bright and airy living room with feature double doors to enclosed gardens.
- White bathroom suite with separate shower cubicle.
- Upvc double glazing / Gas fired central heating system.
- Ideal location close to lots of schools, shops and transport links along with the Glider service on the Stewartstown Road as well as arterial links.
- Three bedrooms, including principal bedroom with juliet style balconies and private en-suite shower room.
- Luxury fitted kitchen open plan to dining space with access to an integral garage.
- Downstairs w.c.
- Well-maintained, good-sized, front and rear gardens.
- Close to both Belfast and Lisburn as well as Colin Glen, Ireland's leading adventure park as well as beautiful parklands and so much more!





## GROUND FLOOR

Hardwood double glazed front door to;

## SPACIOUS ENTRANCE HALL

Laminated wood effect floor.

## DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, tiled floor.

## LUXURY KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, partially tiled walls and beautiful tiled floor, integrated fridge and freezer, built-in hob and underoven, stainless steel extractor fan, open plan to dining space, feature double doors to;

## LIVING ROOM

Laminated wood effect floor, feature Upvc double glazed double doors to gardens.

## INTEGRAL GARAGE

Access from kitchen, units, Worcester boiler, up and over door, pedestrian door.

## FIRST FLOOR

## PRINCIPAL BEDROOM

Juliet style balconies.

## ENSUITE SHOWER ROOM

Built-in mirrored slide robes.

## BEDROOM 2

## BEDROOM 3

## WHITE BATHROOM SUITE

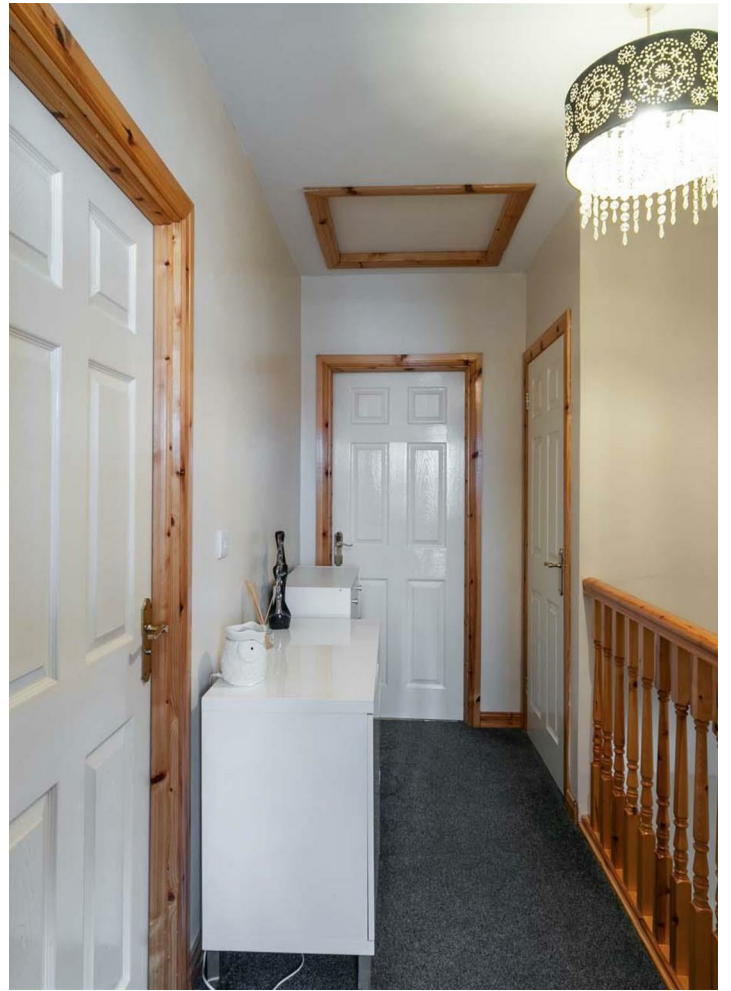
Bath, separate shower cubicle, low flush w.c, extractor fan, pedestal wash hand basin, partially tiled walls.

## OUTSIDE

Well maintained enclosed rear garden and patio, outdoor power sockets, well maintained front garden, off road carparking to garage.

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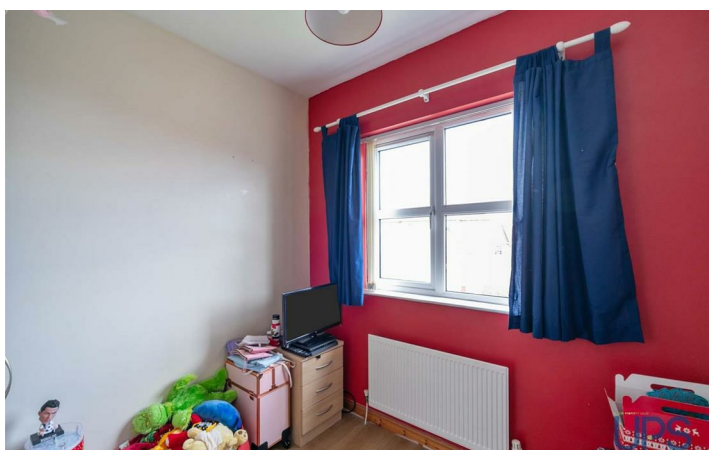
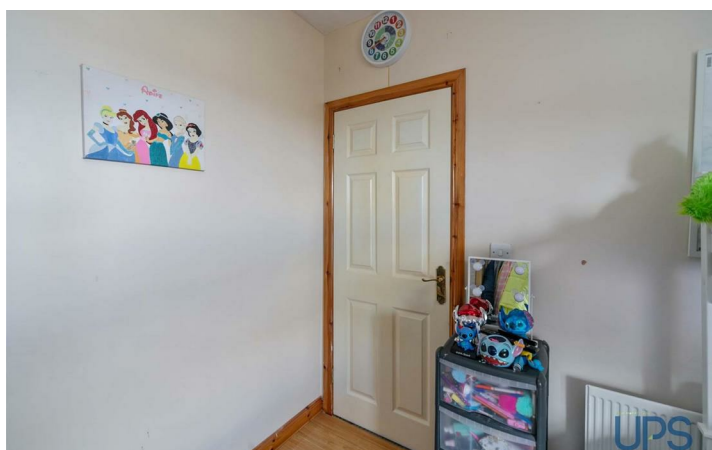
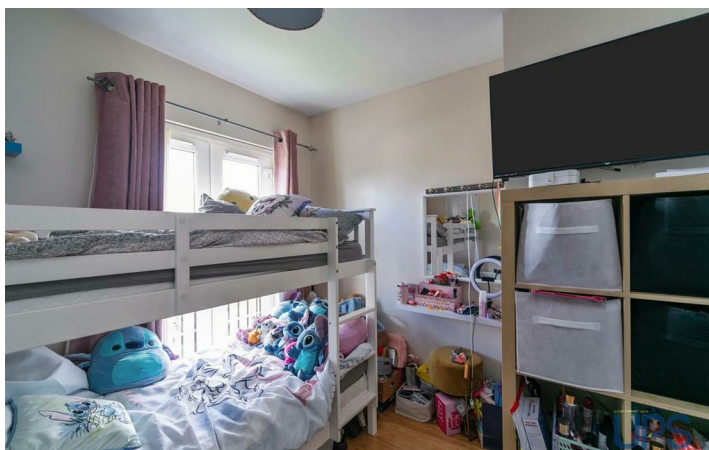








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Questions you may have.

**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 Gareth 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. 18072733**

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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