



24 MOUNT EAGLES LODGE, STEWARTSTOWN ROAD, BELFAST, BT17 0WU

A fantastic opportunity to purchase this well-appointed ground-floor apartment that extends to around 689 sq ft and enjoys this beautiful setting within this small and private block of only 4 apartments that is positioned in this hugely popular development. The area is convenient to both Belfast and Lisburn, as well as lots of schools, shops, and transport links that include the Glider service on the Stewartstown Road.

This beautiful apartment benefits from a higher-than-average energy rating (EPC C-80) and must be seen to be fully appreciated. The accommodation is briefly outlined below.

Two good-sized bedrooms and a bright and airy living room that is open plan to a fitted kitchen. In addition, a white bathroom suite that has a separate shower cubicle as well as a spacious and welcoming entrance hall add further to the appeal of this cosy apartment.

Other qualities include gas-fired central heating and Upvc double glazing, as well as access to gated car parking, and we have no hesitation in recommending an inspection.

The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service is easily accessible, as is Colin Glen, Ireland's leading adventure park, to name a few!

A service charge of approximately £52.94 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is Bow Homes Ltd (02890301785).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	80	80
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £119,950

24 MOUNT EAGLES LODGE, STEWARTSTOWN ROAD, BELFAST, BT17 QW11

Key Features

- Well appointed ground floor apartment that extends to around 689 sq ft and is perfectly set within this extremely popular location.
- Bright and airy living room open to a fitted kitchen.
- Gas fired central heating / Upvc double glazing / Higher-than-average-energy rating (EPC C-80)
- Large entrance hall with storage cupboard.
- The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the City Centre on the Translink Glider Service is easily accessible, as is Colin Glen Ireland's leading adventure park, to name a few!
- Two good sized bedrooms.
- White bathroom suite with separate shower cubicle.
- Access to gated car-parking.
- Accessed via a door entry intercom system and enjoys this private position in a small block of only four apartments.
- Early viewing strongly recommended for this easy to manage and accessible ground-floor apartment.





GROUND FLOOR

Door entry intercom.

COMMUNAL ENTRANCE HALL

Front door to;

SPACIOUS ENTRANCE HALL

Excellent storage cupboard.

LIVING ROOM

Open plan to;

KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, integrated washing machine, integrated dishwasher, integrated fridge and freezer, built-in gas hob and underoven, stainless steel extractor fan.

WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, separate shower cubicle, thermostatically controlled shower unit, wash hand basin, extractor fan, tiled floor, pvc panelled walls.

PRINCIPLE BEDROOM 1

BEDROOM 2

OUTSIDE

Communal gardens, outdoor water tap, access to gated car-parking.

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UPS

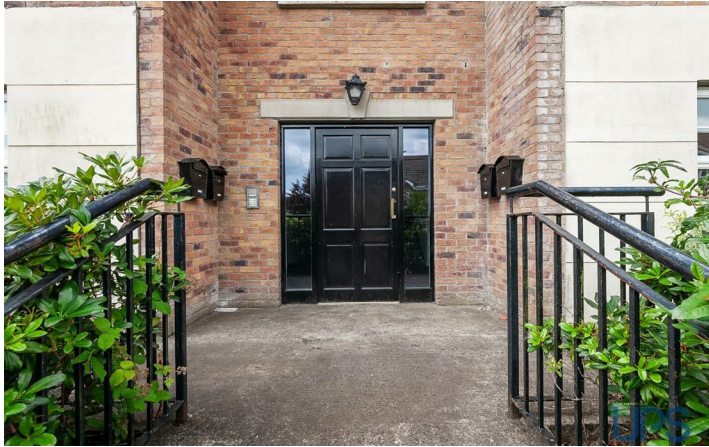






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Questions you may have.

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. 18120601

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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