

GERARD MCCLINTON  
ESTATE AGENT



46 Mount Eagles Square, Dunmurry, BT17 0GZ

Offers in the region of £245,000









# 46 Mount Eagles Square

Dunmurry, BT17 0GZ

- Modern Build Link Detached House in Popular Mount Eagles Development
- Originally Built as 4 Bedrooms / Now A 3 Bedroom House with Large Master Bedroom
- Stunning Dining Kitchen (approx 5yrs old) With Range of Integrated Appliances
- Contemporary Family Shower Room with Matt Black Fittings
- Block Paved Driveway to Front with 7kw Electric Vehicle Charging Point
- Desirable Secluded Cul De Sac Location
- 2 Separate Reception Rooms including a Beautiful Living Room Opening onto the Dining Kitchen
- Separate Utility Room and Ground Floor WC
- Landscaped Rear Garden with Block Paved Patio & Seating Area
- Gas Central Heating (boiler approx 2 yrs old with warranty) & Double Glazing

Located in a desirable cul de sac position within Mount Eagles, this link detached home was bought by my clients from new in 2002. They chose this particular site due to the attractive and enclosed cul de sac location.

The property was initially constructed as a four bedroom home, however my clients requested that two of the bedrooms be combined which created a superb master suite. The rooms can be very easily separated with a stud partition wall, should a new owner wish to have 4 bedrooms again.

Since their ownership, my clients have improved the property superbly. Being their home, they wanted a comfortable modern home that would work for their busy family.

They have converted the garage into a second reception room, this has been done properly and formally with all the appropriate approvals. This means the property now has a beautiful main sitting room to the front of the house, which opens up onto the modern kitchen dining area and a second, separate sitting room.

The kitchen is approx 5 years old and has a range of gloss taupe and cashmere fitted soft closure units, stone effect worktops, a central island and a range of integrated appliances. Double doors open up onto the landscaped rear garden. The kitchen dining room, opening into the main living room is the perfect layout for both modern living and entertaining.

There is a separate utility space with worktops and plumbing for washing machine and tumble dryer space and off the entrance hall is a modern ground floor wc.

On the first floor are the three bedrooms and a contemporary shower room, with fully tiled walls and floor, double shower cubicle with matt black fittings, a wash hand basin with matching matt black vanity unit and a close coupled wc.



## Entrance Hall WC

## Living Room

16'0" x 11'1" (4.9 x 3.4)

## Dining Kitchen

19'6" x 12'5" (5.95 x 3.79)

## Reception 2

14'11" x 10'5" (4.57 x 3.2)

## Utility

10'4" x 4'9" (3.16 x 1.45)

## First Floor Landing

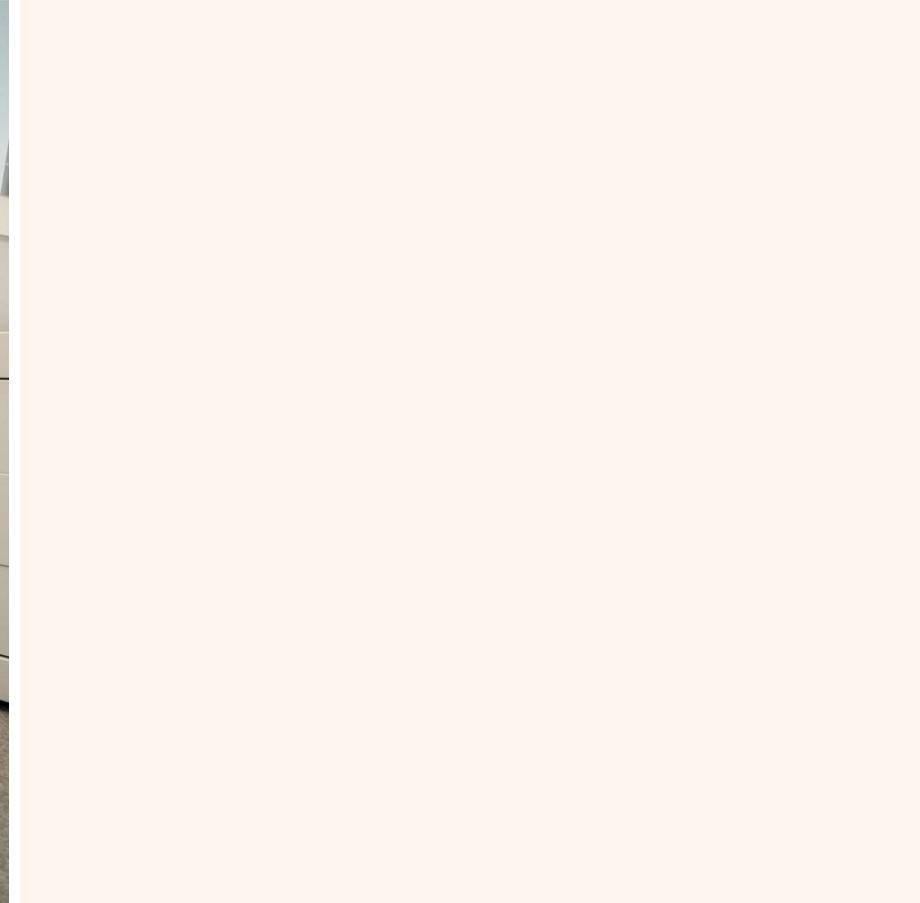
**Master Bedroom** 19'5" x 8'0" (awp) (5.93 x 2.44 (awp))

**Bedroom 2** 11'5" x 11'1" (3.5 x 3.4)

**Bedroom 3** 8'10" x 8'1" (2.7 x 2.47)

**Family Shower Room** 7'10" x 7'2" (2.4 x 2.2)

## Outside



## Directions









## Floor Plans



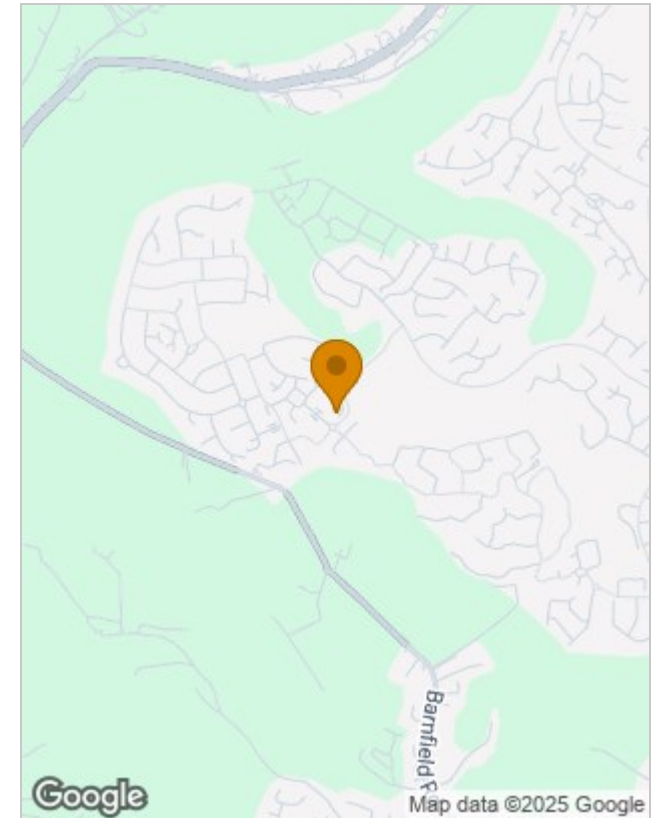
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmclinton.co.uk](mailto:info@gerardmclinton.co.uk) <https://www.gerardmclinton.co.uk>

## Location Map



## Energy Performance Graph

