



33 MOUNT EAGLES PARK, STEWARTSTOWN ROAD, BELFAST, BT17 0GU

A remarkable extended linked detached home offering substantial family living accommodation extending to around an impressive 1497 sq ft and now offers unique living space that can be hard to find within this extremely popular and established residential location that enjoys proximity to both Belfast and Lisburn as well as arterial routes, lots of schools, and excellent transport links to include the Glider service on the Stewartstown Road.

The reconfigured living space boasts ample room, and the home commands this large site that has been upgraded with feature brick pavers providing generous low-maintenance gardens, and it is only upon an internal inspection that one can fully appreciate all that is on offer. The superior living space is briefly outlined below.

Four good-sized bedrooms, a large principal bedroom with a private en-suite shower room, and bedroom 4 holding a private position on the second floor. There is also a white bathroom suite with a separate shower cubicle, spotlights, and decorative tiling on the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs W.C. and cloakroom; in addition there is a large living room with bay window and feature open fire that also has access to a luxury fitted kitchen that is open plan to a sizeable dining and entertaining area that has double doors leading to the private gardens; in addition there is access from the kitchen to an additional family room providing that much desired second reception room; there is also access to a separate utility room.

Other qualities include gas-fired central heating and Upvc double glazing, as well as off-road car parking and front and rear gardens.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 68 | 69 |
| (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 | |

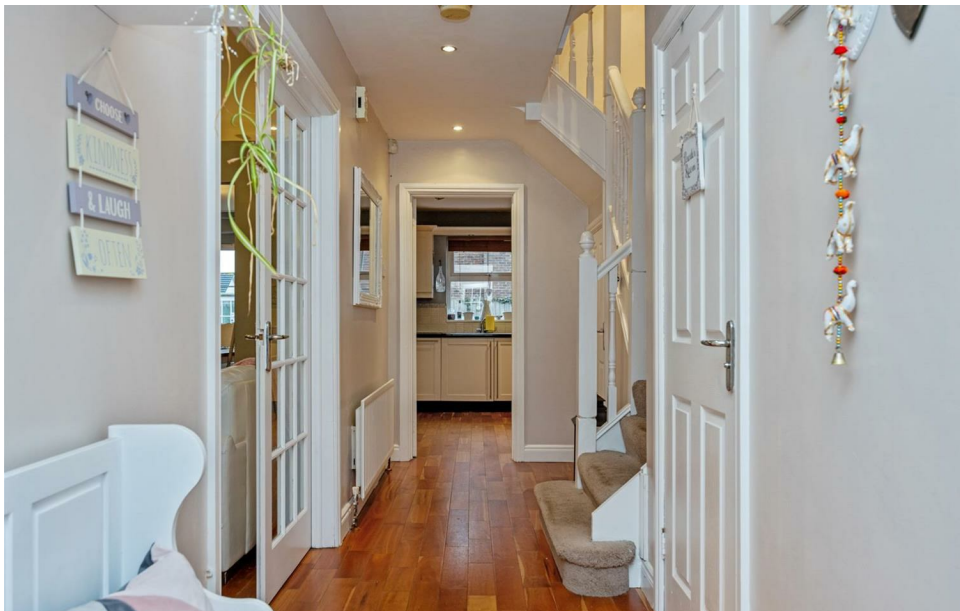
OFFERS OVER £234,950

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Key Features

- Remarkable, extended, linked detached home offering substantial family living accommodation extending to around an impressive 1497sq ft!
- Downstairs w.c.
- Luxury fitted kitchen open plan to sizeable dining area and entertaining area with double doors to garden.
- Separate utility room.
- Large rear garden with up-graded brick pavers and off road car-parking also with up-graded brick paviour driveway.
- Four good sized bedrooms, large principal bedroom with private ensuite shower room.
- Large living room with bay window and feature open fire.
- Additional family room providing that much desired second reception room.
- Gas fired central heating / Upvc double glazing.
- Fantastic location close to lots of schools, shops & transport routes along with the Glider service on the Stewartstown Road to name a few.





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Solid wooden floor, spotlights, storage understairs.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, solid wood floor.

Feature double doors from hallway to;

LIVING ROOM

16'8 x 10'8
Solid wooden floor, bay window, attractive fireplace with feature open fire, access to;

LUXURY KITCHEN / DINING AREA

19'1 x 11'5
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, built-in oven, extractor fan, integrated fridge, integrated dishwasher, solid wood floor, open plan to sizeable dining space, feature double doors to garden. Access from kitchen to;

FAMILY ROOM

13'1 x 10'8
Spotlights, access to;

SEPARATE UTILITY ROOM

Plumbed for washing machine, gas boiler, tiled floor, hardwood back door.

FIRST FLOOR

BEDROOM 1

17'3 x 1'0
Solid wood floor, built-in mirror side robes.

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower shower unit, low flush wc, pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, spotlights, partially tiled walls, tiled floor, extractor fan.

BEDROOM 2

10'5 x 9'11

BEDROOM 3

7'11 x 6'11

WHITE BATHROOM SUITE

Bath, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, chrome effect heated towel warmer, spotlights, extractor fan, tiled walls and floor.

LANDING

Spotlights, feature solid wooden stairs with lights to;

BEDROOM 4

15'9 x 12'6
Solid wooden floor, spotlights, Fakro windows.

OUTSIDE

Good sized, low maintenance brick paviour garden, well maintained front garden, brick paviour driveway, wall, railings, pillars and gates, off road carparking.

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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 Kelly-Ann 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. 16839346

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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