



## 155 MOUNT EAGLES AVENUE, STEWARTSTOWN ROAD, BELFAST, BT17 0GN

A perfect location and home for those with growing families, this beautiful and striking detached home offers sizeable and unique living space extending to around an impressive 1608 sq ft and is ideally set within this highly regarded and sought-after family-friendly neighbourhood in proximity to schools, shops, and transport links along with the Glider service on the Stewartstown Road as well as bus and taxi links. The location is also easily accessible to both Belfast and Lisburn.

Benefiting from a higher-than-average energy rating (EPC C-71) and proximity to arterial routes and lots of amenities, the superb accommodation is briefly outlined below.

Four good-sized bedrooms, a large principal with a private ensuite shower room, and an impressive sizeable bedroom 4, which is positioned on the second floor with an ensuite W.C., as well as a handy study/home office, together with an additional white bathroom suite on the first floor that has a separate shower cubicle, complete the upper floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs W.C. and feature double doors that lead to a large living room that has spotlights and double doors leading to a bright and airy fitted kitchen/dining area that has access to the integral garage that has light and power.

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

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, and we strongly recommend viewing for this extraordinary home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	74
(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 £249,950



## Key Features

- Beautiful detached home that offers sizeable and unique living space extending to around an impressive 1608 sq ft.
- Bedroom four is positioned on the second floor with an en-suite W.C. as well as a study/home office on the landing on the first floor.
- White bathroom suite with separate shower cubicle on first floor. (Downstairs W.C.) (4 toilets in total)
- Gas-fired central heating system/double glazing/ Higher-than-average energy rating (EPC C-71)
- Perfect location and home for those with growing families, and ideally placed close to schools, shops, and transport links along with the Glider service on the Stewartstown Road.
- Four good-sized bedrooms, a large principal bedroom with private en-suite shower room.
- Large living room with feature double doors to bright and airy fitted kitchen/dining area.
- Integral garage with light and power.
- Off-road parking to an integral garage with enclosed front and rear gardens.
- Ideally placed close to both Belfast and Lisburn as well as arterial routes, the motorway network, state-of-the-art leisure facilities, plus much more!





## GROUND FLOOR

Upvc double glazed front door to;

### SPACIOUS ENTRANCE HALL

Solid wooden floor, double doors to;

### LIVING ROOM

12'4 x 15'8

Spotlights, bay window, double doors to;

### KITCHEN / DINING AREA

19'1 x 11'0

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, breakfast bar spotlights open plan to dining space. Access to;

### INTEGRAL GARAGE

Up and over door, gas boiler, light and power, pedestrian door.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, extractor fan, tiled walls and floor.

## FIRST FLOOR

### PRINCIPAL BEDROOM 1

9'1 x 15'2

### ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin, low flush w.c.

### BEDROOM 2

11'8 x 15'7

### BEDROOM 3

11'1 x 11'0

### WHITE BATHROOM SUITE

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

### STUDY / HOME OFFICE

Access to;

## SECOND FLOOR

### BEDROOM 4

15'6 x 15'4

### ENSUITE W.C

Low flush w.c, wash hand basin, extractor fan.

### OUTSIDE

Good sized enclosed rear garden and patio, outdoor tap, garden to front, off road carparking to garage.



155 MOUNT EAGLES AVENUE, STEWARTSTOWN ROAD, BELFAST, BT17  
QCN









UPPS



UPPS





# 155 MOUNT EAGLES AVENUE, STEWARTSTOWN ROAD, BELFAST, BT17 0GN



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. 18195588**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark