



73 MOUNT EAGLES GLEN, BELFAST, BT17 0WS

Superbly placed with an attractive outlook over well-maintained greenery, this well-appointed home extends to around 949 sq ft and is ideally positioned tucked away in this highly sought-after and established residential location that is in proximity to schools, shops, and transport links along with the Glider service on the Stewartstown Road and within easy reach of both Belfast and Lisburn, to name a few!

Benefiting from a higher-than-average energy rating (EPC C-79), this beautiful home is not to be missed, and the accommodation is briefly outlined below.

Three bedrooms, a large principal bedroom with Juliet-style balconies and a private ensuite shower room. There is a white bathroom suite with a separate shower cubicle, which completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy located downstairs W.C. as well as a luxury fitted kitchen/dining area with double doors leading to a bright and airy living room that has double doors that lead to an enclosed rear garden.

Other qualities include gas-fired central heating and Upvc double glazing, together with off-road car parking and this superior setting.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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 £169,950

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Key Features

- Superbly placed tucked away in this hugely popular development, enjoying an open aspect to the front.
- Bright and airy living room with double doors leading to an enclosed rear garden.
- White bathroom suite on first floor with separate shower cubicle.
- Gas-fired central heating, Upvc double glazing, and higher-than-average energy rating (EPC C-79)
- Close to both Belfast and Lisburn as well as arterial routes and excellent transport links along with the Glider service.
- Three bedrooms, large principal bedroom with Juliet-style balconies, and private en-suite shower room.
- Luxury fitted kitchen open plan to dining area with double doors.
- Downstairs W.C.
- Off road car-parking.
- Viewing strongly recommended!





GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, laminated wood effect floor;

DOWNSTAIRS W.C.

Low flush W.C, wash hand basin, laminated wood effect floor;

LUXURY FITTED KITCHEN / DINING AREA

Range of high and low level units, built-in oven, built-in hob, stainless steel extractor fan, partially tiled walls, feature double doors to;

LIVING ROOM

Upvc double glazed double doors to enclosed gardens;

FIRST FLOOR

PRINCIPAL BEDROOM 1

Laminated wood effect floor, Juliet style balconies, access to;

PRIVATE EN-SUITE

SHOWER ROOM

Shower cubicle, low flush w.c, wash hand basin, extractor fan, partially tiled walls, chrome effect sanitary ware;

BEDROOM 2

Laminated wood effect floor, Juliet style balcony;

BEDROOM 3

WHITE BATHROOM SUITE

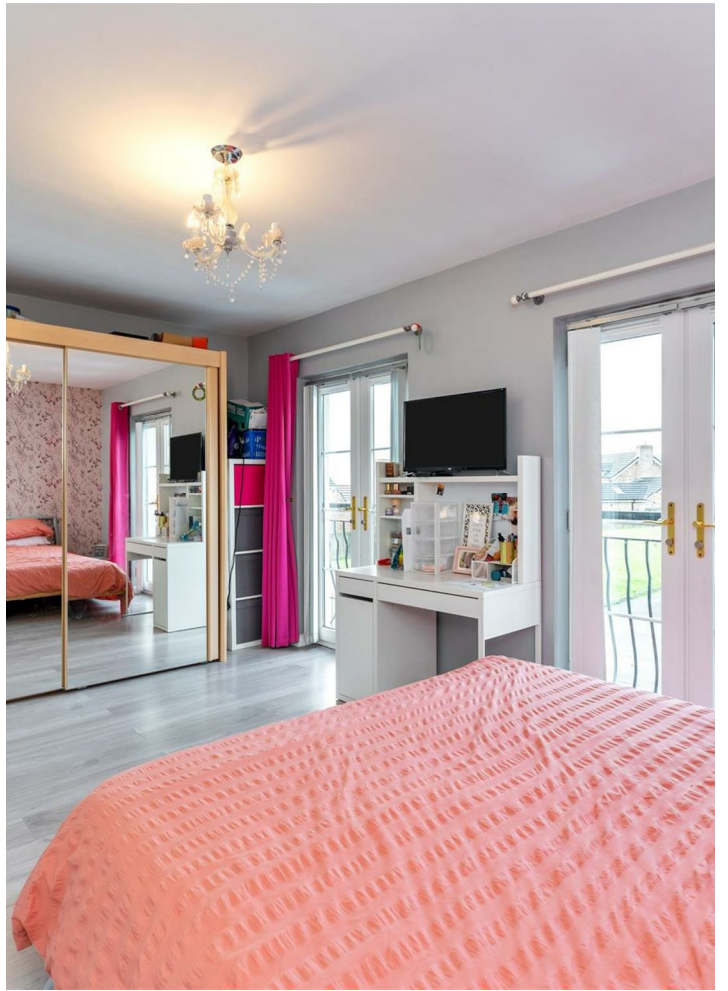
Bath, separate shower cubicle, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, tiled floor and walls;

OUTSIDE

Off road car-parking. Enclosed rear garden.

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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. 18203121

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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