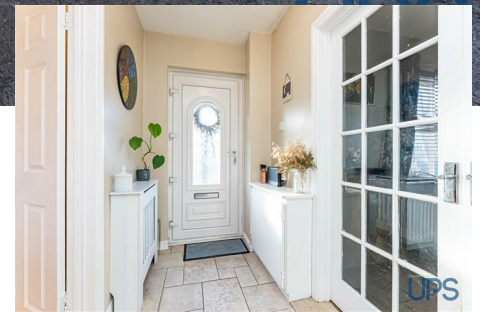




## 20 MOUNT EAGLES DRIVE, BELFAST, BT17 0GX



An impressive, double fronted, well maintained and presented semi detached family home that enjoys a prominent corner position within this established residential development that continues to soar in demand. Three good, comfortable, bright bedrooms. Principle bedroom with ensuite shower room. Two separate reception rooms, dining room with feature double patio doors. High gloss fitted kitchen with separate utility cupboard. Newly installed contemporary white bathroom suite with feature shower enclosure. Upvc double glazed windows. Developed, floored and sheeted roofspace approached by a slingsby type ladder. Gas fired central heating system. Feature double gates to driveway / car parking. Private gardens. Good, fresh, youthful presentation throughout. Chain free / Immediate Possession. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 AROUND £209,950

## 20 MOUNT EAGLES DRIVE, BELFAST, BT17 0GX

### Key Features

- Impressive, double fronted, well maintained and presented semi detached family home.
- Principle bedroom with ensuite shower room.
- High gloss fitted kitchen with separate utility cupboard.
- Developed, floored and sheeted roofspace / storage.
- Feature double gates to driveway / car parking / Private gardens.
- Three good, comfortable well appointed bright bedrooms.
- Two separate reception rooms, dining room with feature double patio doors.
- Recently installed white bathroom suite with separate shower enclosure.
- Gas fired central heating system.
- Good, fresh, youthful presentation throughout / Chain Free / Immediate Possession.





## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE HALL

Ceramic tiled floor, feature double doors to;

### LIVING ROOM

16'9 x 11'2  
Wooden effect strip floor.

### DINING ROOM

10'2 x 9'2  
Wooden effect strip floor, feature double patio doors to;

### HIGH GLOSS FITTED KITCHEN

10'5 x 9'8  
Range of high and low level units, formica work surfaces, 4 ring ceramic hob, under oven, overhead extractor hood, plumbed for dishwasher, feature sink unit, fridge / freezer, separate utility cupboard / storage with wooden effect strip floor, plumbed for washing machine.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

16'8 x 9'8  
Wooden effect strip floor.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, tiling.

### BEDROOM 2

11'2 x 9'2

### BEDROOM 3

8'9 x 8'6  
Wooden effect strip floor.

### LUXURY WHITE BATHROOM

Contemporary fitted white suite with feature tiled paneled bath, feature Shower enclosure, black chrome sanitary ware, heated towel rail, telephone hand shower, wash hand basin and vanity unit. Tiling and feature flooring.

### DEVELOPED ROOFSPACE

Floored and sheeted Storage with light and power / velux window.

### OUTSIDE

Feature double gates to enclosed car parking, corner site with lawns and fencing, feature wall, pillars and decorative railings.

# 20 MOUNT EAGLES DRIVE, BELFAST, BT17 0GX

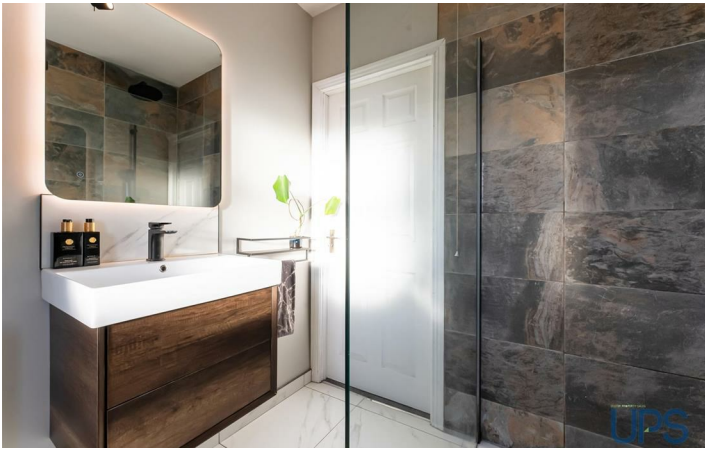








# 20 MOUNT EAGLES DRIVE, BELFAST, BT17 0GX



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 Andersonstown 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. 18269160**

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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