



104 MOUNT EAGLES GLEN, BELFAST, BT17 0WR

Of a more modern construction, built around 7 years ago this outstanding semi-detached home benefits further from a large privately enclosed South facing site that enjoys a magnificent green backdrop with views over surrounding countryside and mountains providing a unique oasis to enjoy and entertain in the summer months!

This larger than average site also has an attractive open aspect to the front, and with fresh and contemporary living space throughout, we have no hesitation in recommending viewing to avoid disappointment and the superb living accommodation which extends to around 941sqft, briefly comprises.

Three bedrooms, large principal bedroom with Juliet style balcony, attractive views and a modern private En-suite shower room with decorative tiling, bedrooms 2 & 3 enjoy Mountain View's and also on the first floor is a luxurious white bathroom suite with separate shower cubicle, beautiful tiling and chrome effect sanitary ware.

On the ground floor there is an impressive entrance hall with a handy downstairs W.C. as well as an eye-catching fitted kitchen with range of integrated appliances, dining space and feature double doors providing access to the privately positioned living room at the rear of the property making the most of the scenic position and also has a Wood burning stove (mineral & wood) and feature double doors to the extensive South facing gardens.

In addition, a beautiful decorative tiled floor runs throughout the entire ground floor level and really compliments its contemporary style.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C		78	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	

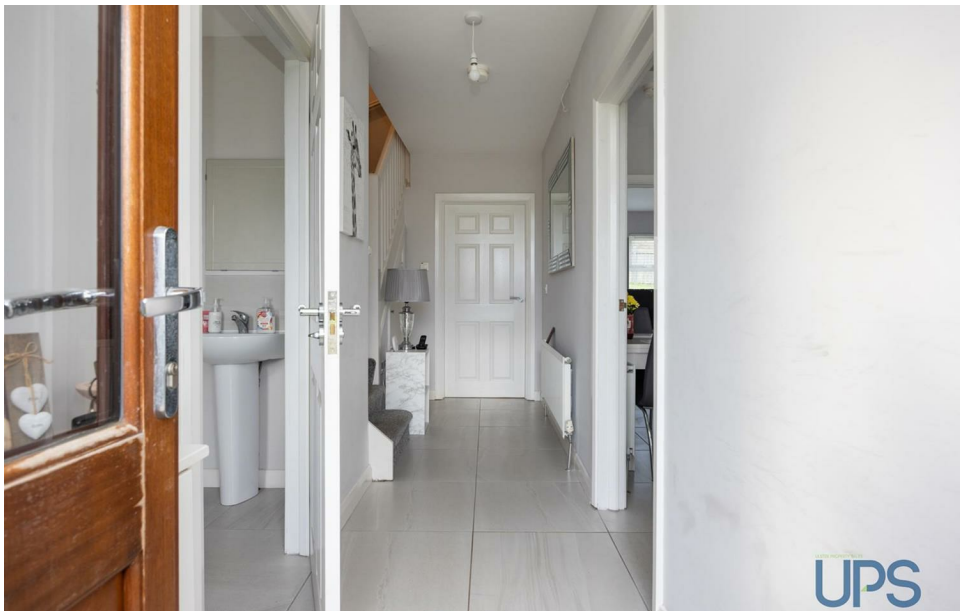
OFFERS AROUND £194,950

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Key Features

- Magnificent semi detached home constructed around 6 years ago and superbly placed benefitting from this South Facing position with a magnificent green backdrop with views over surrounding Countryside and mountains.
- Bright and airy living room well placed to the rear of the property soaking in the superb views and benefits from a Wood burning stove, and double doors to the extensive gardens.
- Spacious and welcoming entrance hall with downstairs W.C.
- Gas fired central heating with time & temperature control / Fully double glazed / Higher-than-average energy rating, EPC C-78.
- Off road car-parking and an attractive open aspect to the front.
- Three bedrooms, large principal bedroom with Juliet style balcony and private En-Suite shower room.
- Eye-catching modern fitted kitchen with range of built-in appliances and open plan to dining space with feature double doors.
- Luxury white bathroom suite on first floor with separate shower cubicle and decorative tiling.
- Fresh tasteful decoration throughout and superb accessibility to lots of schooling, shops and transport links along with the Glider service and motorway network.
- Larger than average site with superb outdoor space that can be very hard to find in today's market, early viewing strongly advised for this showpiece!





GROUND FLOOR

Hardwood front door to spacious entrance hall, beautiful tiled floor, storage under stairs;

DOWNSTAIRS W.C.

Low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled floor;

LIVING ROOM

16'3 14'8
Bright and airy living room, beautiful tiled floor, attractive views, feature wood burning stove, feature Upvc double glazed double doors to the extensive South Facing gardens;

LUXURY FITTED KITCHEN / DINING AREA

14'0 8'8
Range of high and low level units, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, built-in 4 ring hob and under oven, stainless steel extractor fan, beautiful tiled floor and partially tiled walls, single drainer stainless steel sink unit, open plan to dining space, feature double doors to living room;

FIRST FLOOR

PRINCIPAL BEDROOM 1

16'4 9'10
Juliet style balcony, access to;

LUXURY EN-SUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled floor and partially tiled walls, extractor fan;

BEDROOM 2

9'0 7'2
Attractive views over adjacent countryside / mountains;

BEDROOM 3

8'11 8'10
Attractive views over surrounding countryside / mountains;

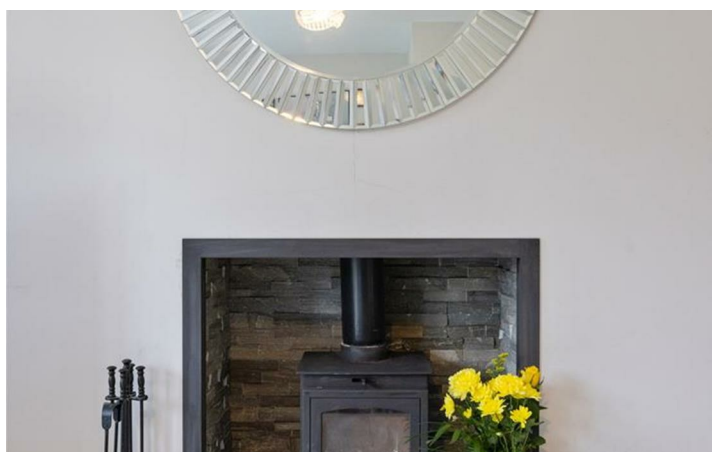
LUXURY WHITE BATHROOM SUITE

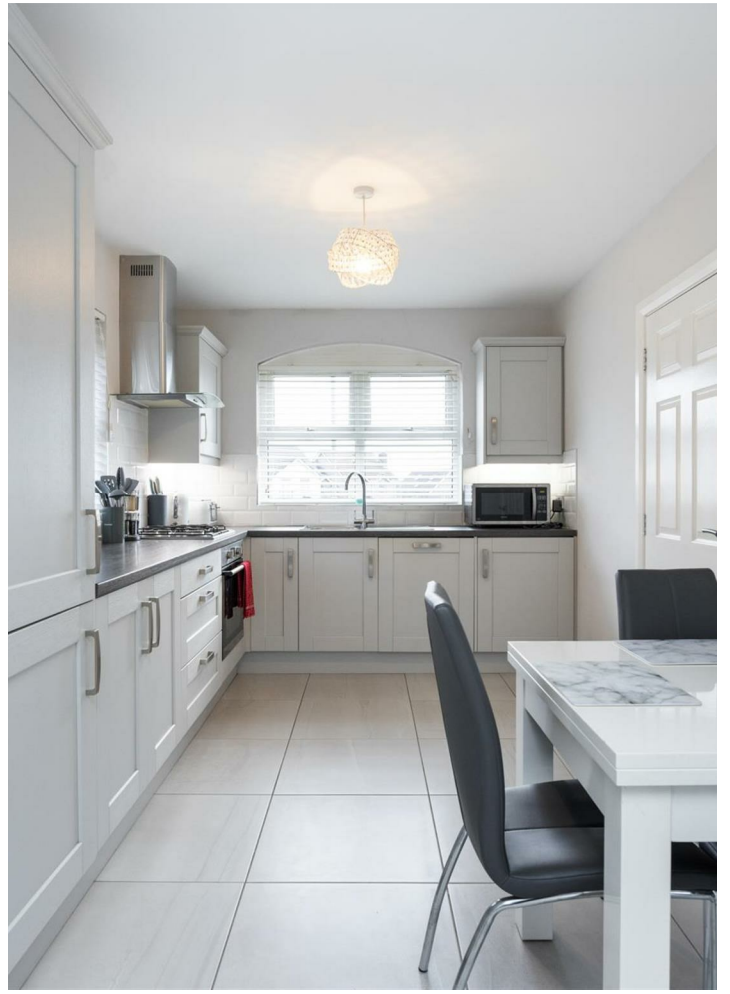
Bath, telephone hand shower, separate shower cubicle, thermostatically controlled shower unit, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, decorative partially tiled walls and tiled floor, extractor fan;

OUTSIDE

Off road car-parking and well maintained garden to front. Extensive, South Facing rear garden and additional patio benefiting from stunning views of surrounding Countryside/Mountains, outdoor tap, outdoor power sockets.

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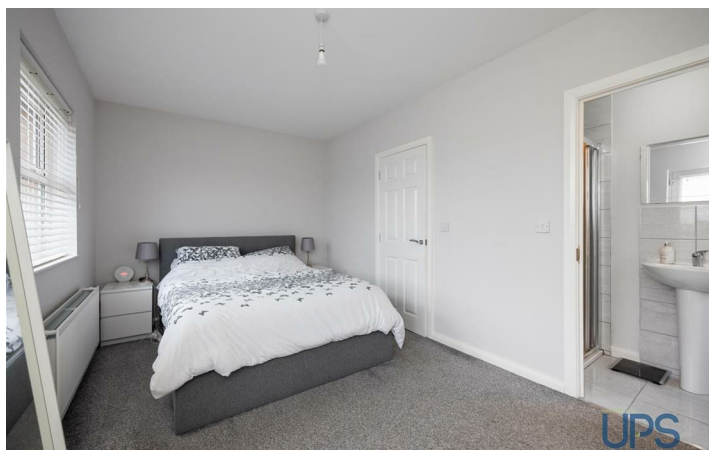








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Questions you may have.

**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. 18301642

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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