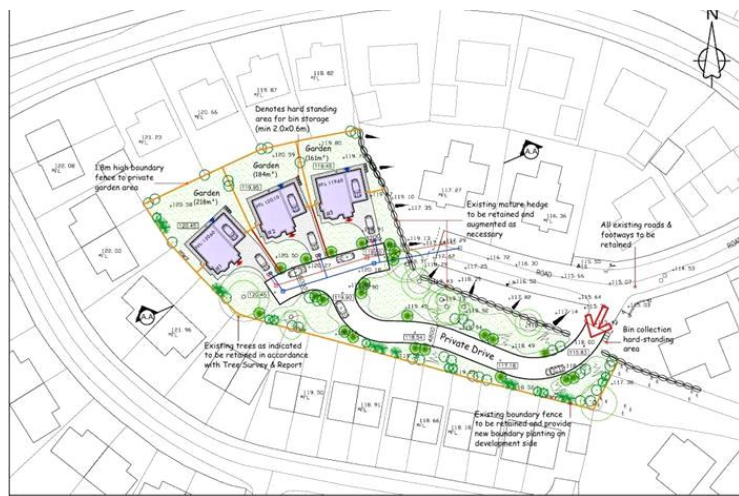




57b Mount Eagles Drive, Dunmurry, Belfast

£309,950

Mount Eagles Drive – A Rare Opportunity to Own One of Three Stunning New Detached Homes

New detached house | Living room | Kitchen/dining | Downstairs WC | 4 Bedrooms, master with ensuite shower | Integral garage | Gardens | Cul de sac location |

028 9266 3396

admin@falloonestateagents.com



We are thrilled to present an exclusive opportunity to secure one of just three brand-new detached homes in the ever-popular Mount Eagles development in Belfast. These beautifully designed properties are set to deliver the perfect blend of modern living, style, and space – ideal for growing families, first-time buyers, or anyone looking for a fresh start in a vibrant community.

Located just minutes from the main arterial routes into Belfast city centre and with easy access to schools, shops, and public transport links, these homes offer both convenience and comfort in equal measure. Mount Eagles continues to be a highly desirable address, known for its community spirit and family-friendly atmosphere.

The development boasts excellent amenities, including shops and a community centre in Mount Eagles Square, play areas for children, and regular bus services to Belfast. Don't miss your chance to be among the first to register your interest and be part of something special in Mount Eagles.

Mount Eagles Drive; Specification:
Each home in Mount Eagles Drive comes with an attractive turnkey package, allowing you to move into your dream home immediately after purchase. A dedicated New Homes Coordinator will guide you through the homebuying journey, introduce you to your online account, where you can personally track the progress of your new home, and also assist with customisation.

- External Features:
- Exterior elevation finished with brick
 - Low maintenance UPVC energy efficient double-glazed windows (white) with a lockable system
 - GRP Composite front doors with a 5-point locking system
 - Black fascia, soffit & rainwater goods
 - French-style patio doors leading to the garden
 - Feature lighting to front door, garden & driveway
 - Front gardens turfed
 - Rear gardens topsoiled & rotavated
 - Bitmac driveway
 - Paved pathway around house with 2m x 2m patio
 - Timber fencing to rear garden boundaries with side gate
 - Outdoor tap
 - Pre-wired for Electric Vehicle Charging
 - Private driveway & shared landscaped space for residents
 - NHBC 10-Year structural warranty cover
- Internal Features:

- High Thermal Insulation & Energy Efficiency Rating
 - All internal walls and ceilings are painted in a neutral colour throughout
 - Painted internal doors with satin chrome ironmongery
 - Painted chamfered skirting, architraves, stair handrails & balustrades
 - High-speed broadband is available
 - Comprehensive range of electrical sockets throughout, including TV and telephone points (full spec on request)
 - Wired for satellite point - Sky available
 - Smoke, Heat and CO detectors as standard
 - Doorbell
 - Energy efficient LED downlighting to kitchen, bathroom & ensuite
- Heating:
- Gas-fired central heating
 - Energy-efficient combination boiler providing instant hot water on demand
 - Thermostatically controlled radiators
 - Living room left open for fireplace/stove
- Kitchen:

- A choice of fully fitted kitchens (which includes door style and colour, handles, worktop and matching upstands)
 - Integrated appliances, where applicable, including gas hob, electric oven, extractor hood, dishwasher and fridge freezer
 - Washing machine plumbed for - within the garage
- Bathrooms: Ensuite & Wc's

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- High speed broadband available

HEATING

- A choice of fully fitted kitchens (which includes door style and colour, handles, worktop and matching upstands)
- Integrated appliances where applicable including gas hob, electric oven, extractor hood, dishwasher and fridge freezer
- Washing machine plumbed for - within garage

BATHROOMS, ENSUITE & WC'S

- Contemporary white sanitary ware and chrome fittings
- Chrome finish bath in main bathroom
- Chrome heated towel rail in bathroom & ensuite
- Separate shower in main bathroom & ensuite on slimline traps
- Vanity unit in main bathroom (choice of colour available)

FLOOR COVERINGS & TILING

- Ceramic floor tiling to hall, kitchen/dining, bathroom, ensuite and WC
- Full height tiling to shower enclosures
- Splash back tiling around bath and to all wash hand basins
- Carpet and underlay to lounge, bedrooms, stairs and landings

INTEGRAL GARAGE

- Black aluminium roller door
- Internal fire door leading to kitchen
- External composite door with 5-point locking system leading to garden
- Light fitting & 2x double power sockets internally
- Sink with low level storage unit
- Washing machine plumbed for



Customise Your Home

Over the years, Toland House Properties has grown to know its customers and offers the homebuying package as standard. However homeowners do enjoy additional comforts and Toland House Properties are pleased to offer a range of desirable, optional, extras which will allow your home to be tailored to your own taste.

KITCHEN UPGRADES

- Quartz Worktops: Available in various color designs including quartz, solidstone, soapstone surfaces and a bespoke sink selection.
- High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalist aesthetic.
- Door Selection: Explore our supplier's extensive range of solid and painted doors in various colours, with a variety of door handles available.
- Optimise Your Space: Customise your kitchen layout and add extra units or an elegant island (where applicable)



FLOOR UPGRADES

- Elevate the quality and comfort of your home with our superior carpet, floor and wall tiling range. Choose from a wide selection of colours and styles to suit your personal taste and ensure every room feels welcoming.

BATHROOM UPGRADES

- Customise your bathroom with our high-spec sanitary ware, adding value, functionality, and sophistication to your home.

ELECTRICAL UPGRADES

- Personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points and extra lights including spotlights for outdoor convenience.

CAR CHARGING PORT

- Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Home Co-ordinator to discuss.

GARDEN PAVING

- Make the most of your outdoor space with additional garden paving - designed to bring beauty, functionality, and versatility to your surroundings.

SELECTIONS

- All selections to be made from the builder's nominated suppliers only
- All selections are from a pre-selected range and are subject to change
- Upgrade requests are subject to the stage of construction otherwise our standard specification will be delivered
- To discuss an upgrade please speak to your New Homes Coordinator for further details







Contemporary white sanitary ware and chrome fittings
Chrome finish bath in the main bathroom
Chrome heated towel rail in bathroom & ensuite
Separate shower in the main bathroom & ensuite on slimline trays
Vanity unit in main bathroom (choice of colour available)
Shaving point included

Floor Coverings & Tiling:

Ceramic floor tiling to hall, kitchen/dining, bathroom, en-suite and W.C
Full height tiling to shower enclosures
Splash back tiling around the bath and to all the wash hand basins
Carpet and underlay to lounge, bedrooms, stairs, and landings

Integral Garage:

Black aluminium roller door
Internal fire door leading to the kitchen
External composite door with 5-point locking system leading to the garden
Light fitting & 2 x double power sockets internally
Sink with low-level storage unit
Washing machine plumbed for

Customise Your Home:

Over the years, Toland House Properties has grown to know its customers and offers the homely turnkey package as standard. However, homeowners do enjoy additional comforts, and Toland House Properties is pleased to offer a range of desirable, optional extras that allow you to tailor your home to your own taste.

Kitchen Upgrades:

Quartz Worktops: Available in various colour designs, including quartz upstands, splashback surfaces and a bespoke sink selection.

High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line

appliances offer advanced features and a minimalistic aesthetic.

Door Selection: Explore our supplier's extensive range of solid and painted doors in various colours, with a variety of door handles available.

Optimise Your Space:

Customise your kitchen layout and add extra units or an elegant island. (where applicable)

Floor Upgrades:

Elevate the quality and comfort of your home with our superior carpet, floor and wall tiling range.

Choose from a wide selection of colours and styles to suit your personal taste and ensure that every room feels welcoming.

Electrical Upgrades:

Personalise your home with a range of customisable electrical features, including additional sockets and TV / HDMI points, extra lights, including spotlights, to create the perfect ambience, and external outlets for outdoor convenience.

Car Port Charging:

Start each day with a full charge using our EV charging port options, which provide cost-effective and convenient charging at home. Speak to your new home coordinator to discuss this.

Garden Paving:

Make the most of your outdoor space with additional garden paving - designed to bring beauty, functionality, and versatility to your surroundings.

Selections:

All selections to be made from the builder's nominated suppliers only.

All selections are from a pre-selected range and are subject to change

Upgrade requests are subject to the stage of construction; otherwise, our standard specification will be delivered

To discuss an upgrade, please speak to your New Homes Coordinator for further details

Parking options: Garage, Off Street
Garden details: Private Garden

GROUND FLOOR :

Entrance hall

Living room

w: 3.7m x l: 4.65m (w: 12' 2" x l: 15' 3")

Kitchen/dining

w: 3.75m x l: 6.14m (w: 12' 4" x l: 20' 2")

WC

Integral garage

w: 3.19m x l: 6.48m (w: 10' 5" x l: 21' 3")

FIRST FLOOR:

Landing

Bedroom 1

w: 3.19m x l: 4m (w: 10' 5" x l: 13' 1")

En-suite

Bedroom 2

w: 3.04m x l: 4.02m (w: 10' x l: 13' 2")

Bedroom 3

w: 3.74m x l: 4.39m (w: 12' 3" x l: 14' 5")

Bedroom 4

w: 2.43m x l: 3m (w: 8' x l: 9' 10")

Bathroom

Outside

Approached by a shared private roadway. Please note there will be a management company set up for the shared elements.

Private driveway/parking to each property.

Gardens to front and rear.

Please note

1. When a site is reserved, customers are granted not less than SIX weeks, known as the Reservation Period, to sign and return the required Building Agreements and Contract Documents. Reservations are usually only taken from customers who can sign a Building Agreement with finance.

Buyer, customer with their property sold, cash buyer, etc. The Reservation Fee is £1,000 unless otherwise stated.

The site may be returned to AVAILABLE status. T o l a n d H o u s e P r o p e r t i e s L t d (T H P) reserves the right to change the specification or sell the property to another customer during the Reservation Period, should that customer be in a better position to sign a Building Agreement. In such instances, the original customer will be given at least 24 hours' notice, during which the Building Agreement must be signed. Upon acceptance of the Building Agreement (Contract), customers will be expected to pay a 5% deposit unless otherwise stated on the basic purchase price (less holding fee). This deposit is payable via the customer's solicitor. Balance monies are due on completion.

2. Definitions: Available – Property for Sale

Reserved – Holding Fee paid pending contract being signed

Sold – Under Contract

3. SITE SAFETY – To avoid the risk of serious injury, don't hesitate to get in touch with McGranaghan Estate Agents.com / Falloon Estate Agents before viewing/visiting any work in progress on this development.

The particulars and plans included in this brochure have been carefully

prepared. They are believed to be correct, but their accuracy cannot be guaranteed, and no claim for errors or omissions can be admitted. They are prepared for the purpose of identification only and the guidance of the purchasers. They do not form part of any contract, and all negotiations are subject to our prior approval. Intending purchasers may inspect the property only on the production of our authority. THP reserves the right to change elevations, plans, specifications and prices as required.

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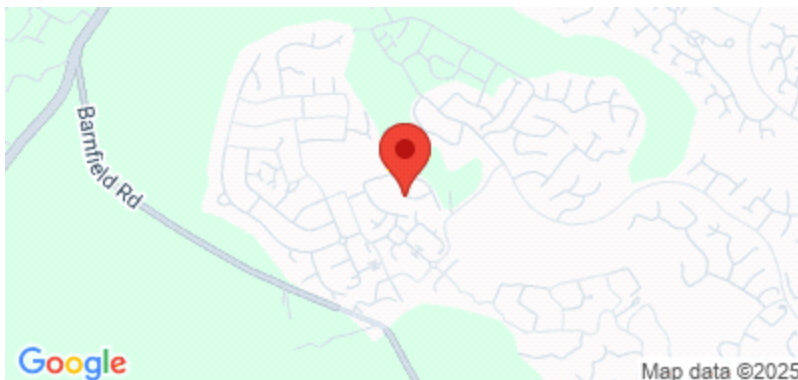
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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