

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 MOUNT EAGLES LINK,
STEWARTSTOWN ROAD,**

OFFERS OVER £374,950

An exceptional example within this highly sought-after development, this outstanding home has been extensively reconfigured, extended, and meticulously upgraded throughout, creating a truly bespoke residence finished to an impeccable standard. Offering approximately 1,794 sq ft of beautifully presented accommodation and benefitting from a strong energy rating (EPC C-72), the quality and attention to detail can only be fully appreciated upon internal inspection.

The property boasts five well-proportioned bedrooms, including a roof space conversion completed circa 2007 and a striking principal bedroom complete with a private, upgraded luxury ensuite shower room. A beautifully appointed main bathroom features a contemporary white suite, feature bath, and separate shower enclosure.

On the ground floor, a spacious and welcoming entrance hall sets the tone, complete with an attractive herringbone tiled floor that flows throughout much of the level, along with a convenient downstairs W.C. There is a bright living room with bay window and bespoke media wall, alongside a second reception room, also featuring a bay window. The standout feature of the home is the stunning, upgraded luxury kitchen, complete with quartz worktops, feature island with integrated seating, and spotlighting, all open plan to a generous dining area—ideal for modern living and entertaining. A separate utility room is accessed from the family room.

Additional benefits include gas-fired central heating, upgraded black PVC double-glazed windows (a distinctive and rarely seen feature within the development), and an attached garage with light, power, and W.C.

Externally, the property enjoys ample off-street parking with a beautifully finished brick paviour driveway and pathways. The rear garden is a low-maintenance, well-designed space with attractive brick paving, offering lovely views towards Black Mountain. A superb outdoor games room/bar provides an impressive and versatile entertaining area.



Key Features

- A truly exceptional detached home, extensively reconfigured, extended, and fully upgraded throughout to an outstanding standard, offering a level of finish that must be viewed to be fully appreciated.
- Two separate reception rooms, comprising a spacious living room with bay window and media wall, together with a generous family room, also benefitting from a bay window.
- A luxurious, upgraded premium white bathroom suite featuring a freestanding bath and separate shower cubicle, along with a convenient downstairs W.C.
- A superb outdoor garden room/entertaining space with the "wow factor", complete with light, power, and heating, creating an impressive space for entertaining.
- Gas-fired central heating, contemporary black uPVC double glazing, and a higher-than-average energy rating (EPC C-72).
- Five well-proportioned bedrooms, including a roof space conversion completed circa 2007, alongside a striking principal bedroom with an upgraded luxury ensuite shower room.
- A showstopping, upgraded luxury fitted kitchen finished to a high standard, featuring a central island, Quooker boiling water tap, and a modern high-quality Zug combined gas and induction hob with extractor.
- Attached garage added circa 2018, with light, power, and W.C.
- Ample off-street parking with an attractive brick paviour driveway, together with a privately enclosed, good-sized low-maintenance rear garden finished in brick paviour, enjoying views towards Black Mountain.
- Comprehensively upgraded and a superb example within the development, extending to approximately 1,794 sq ft of outstanding accommodation.



GROUND FLOOR

uPVC double-glazed front door opening into a spacious and welcoming entrance hall, featuring a beautiful herringbone-effect tiled floor, recessed spotlights, a charming shelf detail within the staircase, and stylish wood paneling.

DOWNSTAIRS W.C

Low-flush W.C. and wash hand basin with integrated storage unit, complemented by black-effect sanitary ware and a matching black-effect towel warmer. The room features a beautiful herringbone-effect tiled floor and an extractor fan.

LIVING ROOM

16'2 x 12'2

Featuring a beautiful herringbone-effect tiled floor that continues from the hallway, a bay window, a media wall, and an inset electric fire.

MAGNIFICENT UP-GRADED KITCHEN

20'1 x 11'6

An eye-catching, high-quality kitchen featuring a striking island with a built-in single-drainer stainless-steel 1½ bowl sink and an integrated seating area at the end. There is an excellent range of high- and low-level units with quartz worktops and splash back, a modern high-quality combined gas and induction hob with extractor canopy, built-in oven, and integrated fridge freezer, along with a Quooker boiling water tap. Recessed spotlights and a beautiful herringbone-effect tiled floor that continues from the hallway enhance the space, which opens seamlessly into the dining area. uPVC double-glazed double doors provide access to privately enclosed, well-maintained gardens.

FAMILY ROOM / SECOND RECEPTION ROOM

16'9 x 11'2

Featuring a beautiful herringbone-effect tiled floor, a vertical radiator, a bay window, and a wall with built-in shelving for stylish storage and display.

UTILITY ROOM

10'8 x 6'1

Range of high- and low-level units, complemented by a beautiful tiled floor and stylish wood paneling.

FIRST FLOOR

Wooden-effect stripped floor, plus a shelved storage cupboard for practical storage.

PRINCIPAL BEDROOM 1

12'6 x 10'5

Wooden-effect stripped floor, contemporary built-in wardrobes, with access to the roof-space area via a pulldown ladder, and additional built-in slide wardrobes featuring a concealed entrance to;

LUXURIOUS UP-GRADED ENSUITE

Large shower cubicle with thermostatically controlled shower, low-flush W.C., and wall-hung wash hand basin with storage. The room features black-effect sanitary ware, a vertical radiator, recessed spotlights, and decorative tiled walls and floor.

BEDROOM 2

12'5 x 10'6

Wooden-effect stripped floor, complemented by an excellent range of modern built-in wardrobes and furniture.

BEDROOM 3

11'7 x 11'2

Wooden-effect stripped floor, built-in shelved cupboard, and beautiful views over greenery towards the mountain.

BEDROOM 4

8'4 x 6'0

Wooden effect stripped floor, built-in robes.

LUXURIOUS WHITE BATHROOM SUITE

Feature contemporary bath with freestanding taps, separate shower cubicle with thermostatically controlled shower, wall-hung wash hand basin with storage, and low-flush W.C. The room is finished with spotlights and beautifully fully tiled walls and floor.

STAIRS FROM LANDING TO SECOND FLOOR

BEDROOM 5

Fantastic large room with wooden-effect stripped floor, beautiful views, recessed spotlights, and built-in storage into the eaves. Keylite windows enhance the natural light and overall sense of space.

ATTACHED GARAGE

27'7 x 9'11

Garage with roller door, light, power, and water tap, plus access to roof-space storage. Includes a W.C. with low-flush toilet and wash hand basin.

GAMES ROOM / BAR / ENTERTAINING GARDEN ROOM

22'1 x 14'1

Fantastic entertaining garden room/studio with light, power, a wooden-effect stripped floor, vertical radiator, and a single-drainer stainless-steel sink unit. The room also features an impressive built-in bar, making it ideal for leisure, socialising, and hosting guests.

OUTSIDE

Off-road car parking for multiple vehicles to the front, with a well-maintained brick-paviour driveway and pathways, and a neatly kept front garden. To the rear, a privately enclosed, low-maintenance brick-paviour garden offers beautiful views towards Black Mountain, an outdoor tap, and a useful side area.





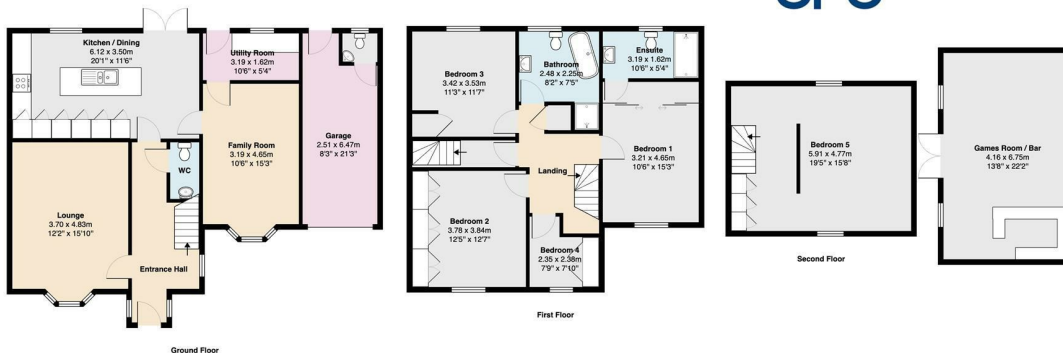






12 Mount Eagles Link, Dunmurry, BELFAST, BT17 0FY

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Total Area: 166.7 m² ... 1794 ft² (excluding games room / bar, garage)
All measurements are approximate and for display purposes only

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		72	76
		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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