



## 37 MOUNT EAGLES LODGE, BELFAST, BT17 0WU



A superior, well presented, luxurious finished semi detached family home that enjoys a mature landscaped position within this established residential development that continues to be very popular with first time buyers and young families. Three good, bright, comfortable bedrooms. One generous reception with feature archway to; Luxury fitted kitchen open to a sizeable casual dining area with double patio doors. Large white bathroom suite with separate shower cubicle. Downstairs cloakroom / w.c. Upvc double glazed windows / gas fired central heating system. Integral garage / utility area. Extensive, private and mature, secure, landscaped rear gardens. Fantastic doorstep convenience as the location is serviced by a Spar Store including a Post Office and a Pharmacy. Excellent transport links and a Children's Play ground are all nearby. Viewing highly recommended. Good, fresh, youthful presentation throughout. Well worth a visit.

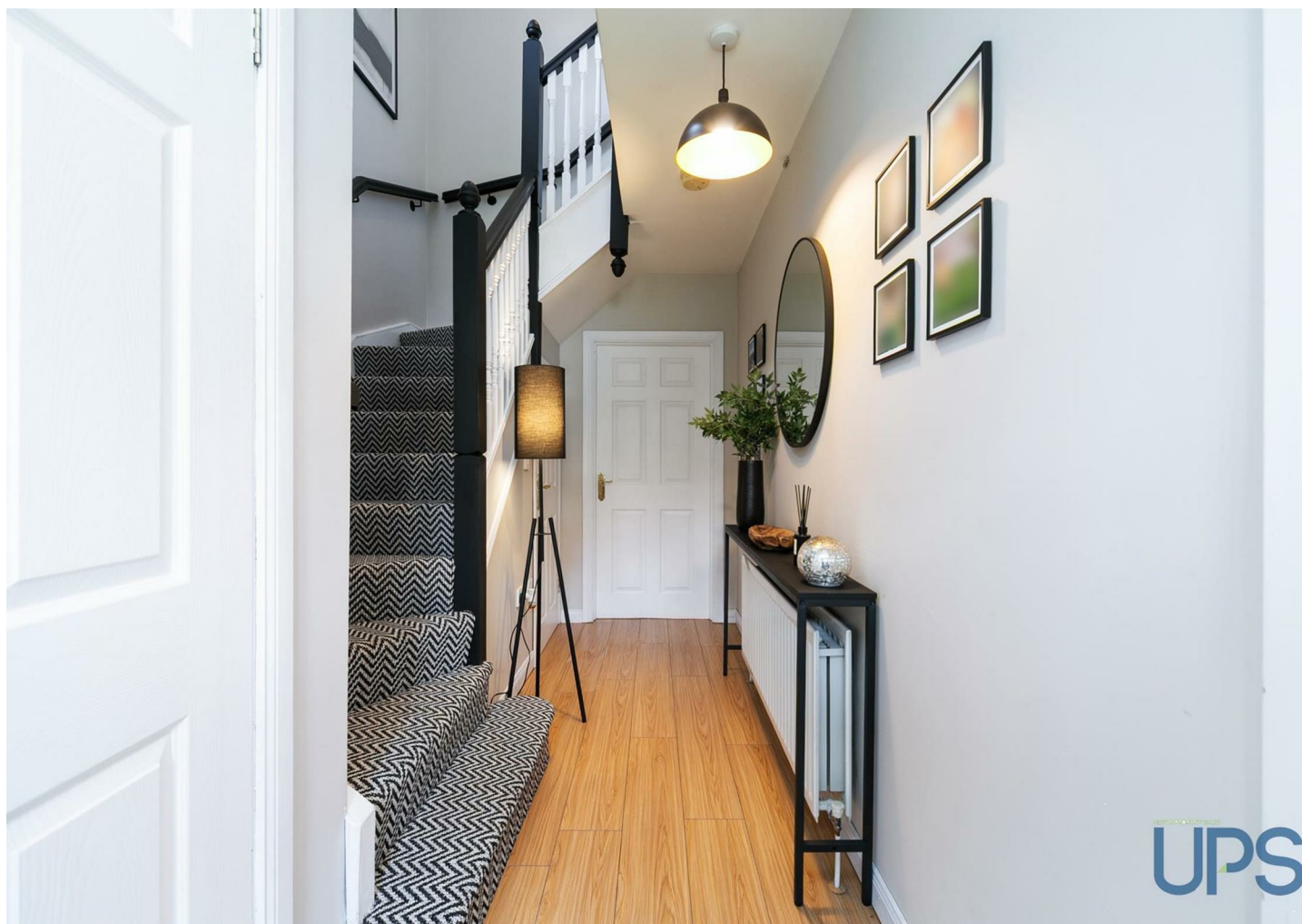
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

**OFFERS AROUND £189,950**

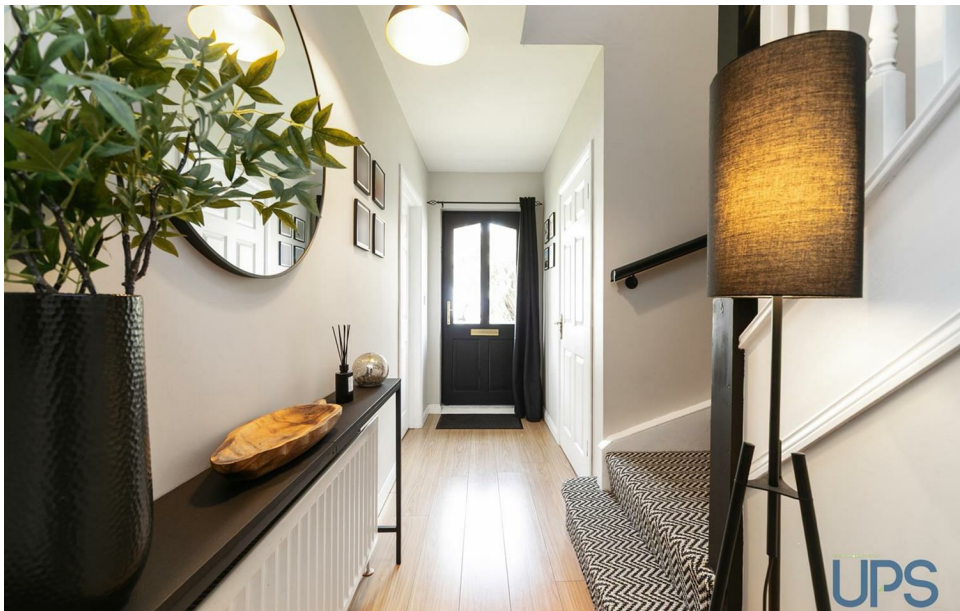
## 37 MOUNT EAGLES LODGE, BELFAST, BT17 0WU

### Key Features

- Superior, well presented, luxurious finished linked semi detached family home.
- One generous reception rooms with feature archway to:
- Large white bathroom suite with separate shower cubicle.
- Upvc double glazed windows / gas fired central heating system.
- Extensive private and mature secure landscaped gardens.
- Three good bright well appointed comfortable bedrooms.
- Luxury fitted kitchen open to a sizeable casual dining area with double patio doors.
- Downstairs cloakroom / w.c.
- Integral garage / utility area.
- Good, fresh, youthful presentation throughout.







## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Wooden effect strip floor, cloaks downstairs.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, wooden effect strip floor.

### LOUNGE

16'3 x 11'3

Feature fireplace with black granite hearth, wooden effect strip floor, archway to;

### LUXURY FITTED KITCHEN

### DINING AREA

18'3 x 10'7

Range of high and low level units, formica work surfaces, 4 ring gas hob, single drainer stainless steel sink unit, tiling, wooden effect strip floor, integrated dishwasher, feature patio doors.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

14'9 x 10'1

### BEDROOM 2

11'6 x 10'3

### BEDROOM 3

8'2 x 7'0

## LUXURY WHITE BATHROOM SUITE

Paneled bath, telephone hand shower, shower cubicle, electric shower, unit tiling ceramic tiled floor wash hand basin, chrome heated towel rail.

## OUTSIDE

Driveway / car parking to front to; landscaped gardens both front and rear, neat lawns, well stocked planted areas, gravel beds and flagged patio areas.

## INTEGRAL GARAGE

20'0 x 11'9

Up and over door, utility area, plumbed for washing machine, gas boiler.

37 MOUNT EAGLES LODGE, BELFAST, BT17 0WU









UPS

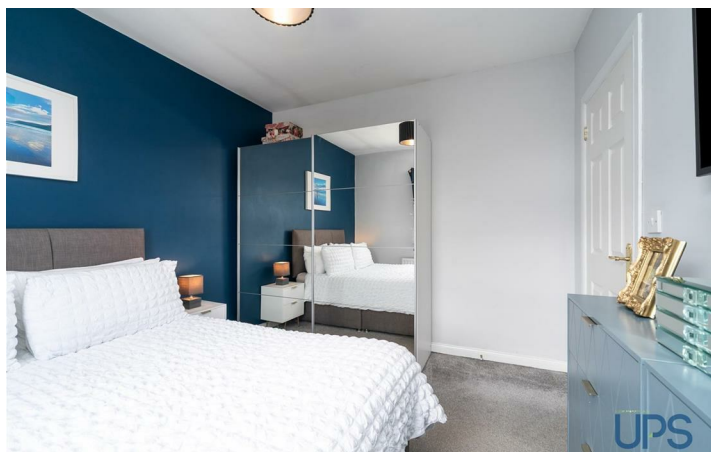


UPS





## 37 MOUNT EAGLES LODGE, BELFAST, BT17 0WU



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. 18404728**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
 ©Ulster Property Sales is a Registered Trademark