

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39A MOUNT EAGLES DRIVE,  
STEWARTSTOWN ROAD,**

**OFFERS OVER £314,950**

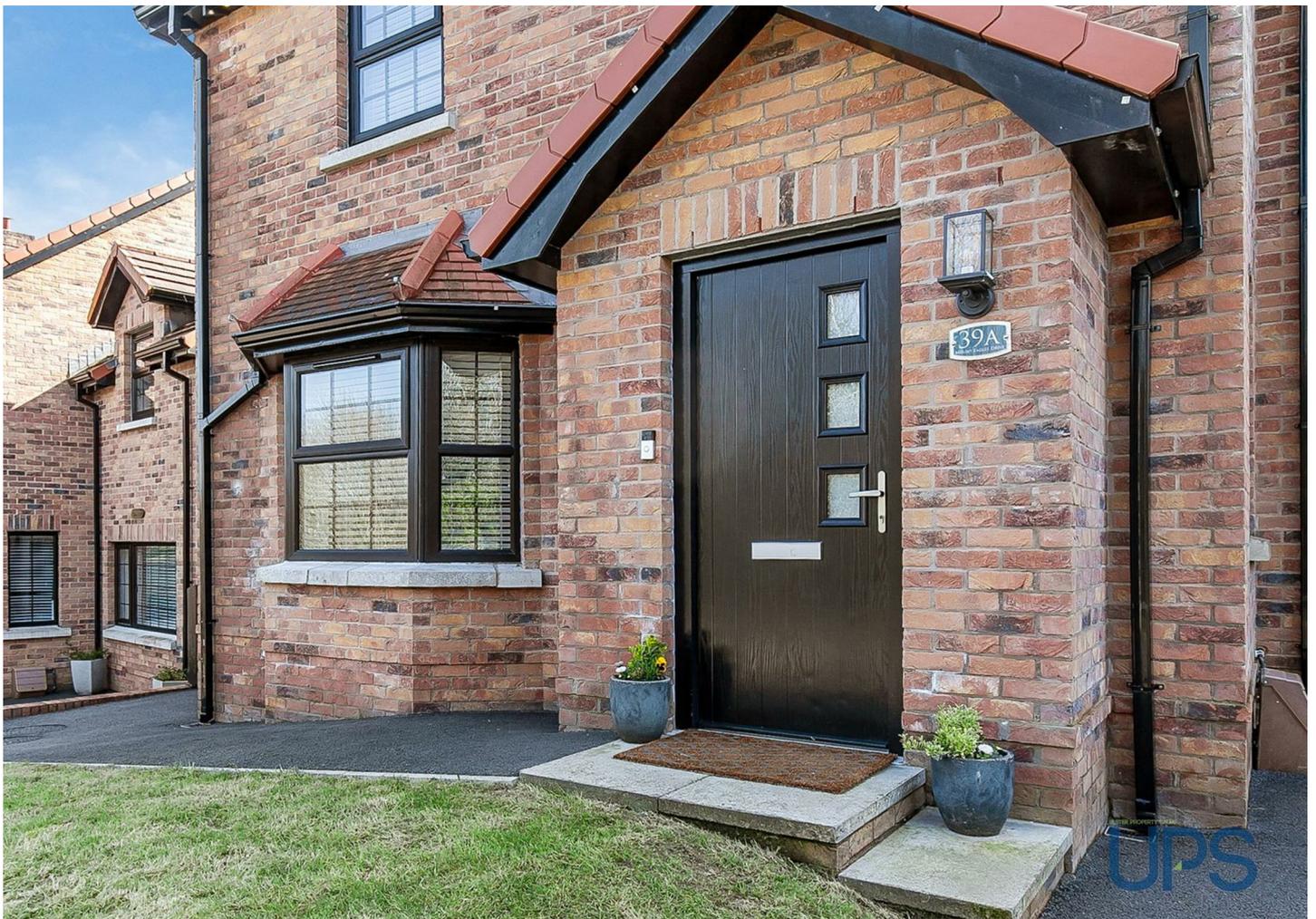
A stunning modern detached home, built approximately seven years ago to an exceptional standard. Its striking exterior combines attractive brickwork with contemporary black Georgian-style uPVC windows, giving it a distinctive edge over neighboring homes with standard white frames.

Set in a quiet, private cul-de-sac, the property enjoys an open front aspect over mature greenery, a sunny southerly orientation, and a generous plot with scope to extend (subject to planning). Extending to approx. 1,260 sq ft, it boasts a higher-than-average energy rating and is offered chain-free.

Inside, four well-proportioned bedrooms include a luxurious principal suite with a stylish ensuite. A modern family bathroom with bath and separate shower serves the remaining bedrooms.

The ground floor features a welcoming entrance hall with tiled flooring, recessed lighting, and decorative picture rails, plus a convenient WC. The bright living room boasts a bay window, feature wood-burning stove, and spotlights, creating a warm yet contemporary space. To the rear, a luxury fitted kitchen opens into a spacious dining and entertaining area, ideal for family life, with double doors offering potential for a sunroom (subject to approvals). The kitchen also links to an integral garage with light, power, and utility space.

Additional highlights include high-performance black uPVC double glazing, gas central heating, off-street parking, and a large, low-maintenance rear garden enjoying a sunny southerly aspect. Combining style, space, and tranquility, this exceptional home offers a perfect blend of modern living and timeless appeal. Early viewing is highly recommended.



## Key Features

- A unique, striking detached residence, finished in attractive brick with contemporary black uPVC windows, constructed approximately seven years ago.
- Bright and airy living room featuring a bay window, recessed spotlights, and a feature wood-burning stove.
- Spacious and welcoming entrance hall with a stylish tiled floor, recessed spotlights, and a convenient downstairs WC.
- Contemporary black uPVC windows, gas-fired central heating, and a higher-than-average energy rating (EPC C-78)
- Tucked away in a secluded position, enjoying an attractive front outlook over mature greenery and benefiting from a bright southerly aspect.
- Four well-proportioned bedrooms, including a large principal suite with a private luxury ensuite shower room finished with contemporary tiling.
- Luxury fitted kitchen, open plan to a spacious dining and entertaining area, with double doors leading to the large, privately enclosed rear garden.
- First-floor bathroom with a white suite, separate shower cubicle, and attractive decorative tiling.
- Off-road parking leading to an integral garage with light, power, and a utility area.
- Offered for sale chain-free, with excellent access to schools, shops, transport links, the Glider service, major arterial routes, and both Belfast and Lisburn.



### GROUND FLOOR

uPVC double-glazed front door opens to a spacious and welcoming entrance hall, featuring a stylish tiled floor, recessed spotlights, decorative picture rail, and handy under-stairs storage.

### DOWNSTAIRS W.C.

Low-flush WC and pedestal wash hand basin with chrome-effect sanitaryware, complemented by a chrome-effect towel warmer, stylish tiled floor, and extractor fan.

### LIVING ROOM

17'1 x 12'3

Bright living room with a bay window, wood-effect stripped flooring, feature wood-burning stove, and recessed spotlights.

### LUXURY KITCHEN / DINING / ENTERTAINING AREA

20'0 x 12'9

Modern kitchen with a range of high and low-level units, single drainer stainless-steel sink, built-in hob and oven, stainless-steel extractor fan, under-unit lighting, partially tiled walls, tiled floor, and breakfast bar. Open plan to a spacious dining/entertaining area with uPVC double-glazed double doors leading to a privately enclosed rear garden enjoying a bright southerly aspect. Access from kitchen to;

### INTEGRAL GARAGE

21'3 x 10'4

Integral garage with roller door, light and power, plumbing for washing machine, gas boiler, and a uPVC double-glazed rear door.

### FIRST FLOOR

Storage cupboard on landing.

### PRINCIPAL BEDROOM 1

15'5 x 10'8

### LUXURY ENSUITE SHOWER ROOM

Shower room with a thermostatically controlled shower cubicle, low-flush WC, pedestal wash hand basin, chrome-effect sanitaryware, chrome-effect towel warmer, contemporary partially tiled walls, tiled floor, and extractor fan.

### BEDROOM 2

14'6 x 12'6

### BEDROOM 3

12'10 x 10'1

### BEDROOM 4

9'8 x 8'4

Wood paneling.

### WHITE BATHROOM SUITE

Family bathroom with bath, separate shower cubicle with thermostatically controlled shower unit, low-flush WC, pedestal wash hand basin, chrome-effect sanitaryware, chrome-effect towel warmer, contemporary partially tiled walls and floor, and extractor fan.

### OUTSIDE

Well-maintained front garden with off-road parking leading to the integral garage, and an attractive outlook over mature greenery. To the rear, a large, privately enclosed, low-maintenance flagged garden enjoys a bright southerly aspect.











39a Mount Eagles Drive, Dunmurry, BELFAST, BT17 0GX



Total Area: 117.0 m<sup>2</sup> ... 1260 ft<sup>2</sup> (excluding 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			
<b>Northern Ireland</b>		78	82
		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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