

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**4 MOUNT EAGLES GROVE,
STEWARTSTOWN ROAD,**

OFFERS AROUND £349,950

An exceptional extended detached residence, superbly positioned within a private and quiet cul-de-sac setting, enjoying a bright southerly aspect and beautifully upgraded interiors extending to approximately 2,100sq ft. Further benefits include an excellent energy rating (EPC C – 77).

Vastly extended circa 2013 to the side and rear, the property offers a rare level of adaptable and versatile accommodation. The extension includes two generous ground-floor bedrooms with a luxury Jack and Jill ensuite wet room, while the former garage conversion (circa 2015) further enhances the flexible layout.

The ground floor also features two bright and spacious reception rooms, a stunning upgraded fitted kitchen open plan to a sizeable dining area, and a separate utility room.

Upstairs offers three well-proportioned bedrooms, including a principal bedroom with private ensuite shower room, alongside a modern family bathroom with separate shower cubicle. In total, the property provides five bedrooms, three bathrooms, plus a downstairs WC.

Additional benefits include gas central heating, uPVC double glazing, and low-maintenance PVC fascia and soffits. Externally, there is off-street parking and privately enclosed rear and side gardens enjoying a desirable southerly aspect.

The property is not overlooked to the front, instead enjoying an outlook over mature greenery, adding to the sense of privacy. Conveniently located close to leading schools, shops, transport links including the Glider service, and offering easy access to both Belfast and Lisburn.

A superb, versatile family home offering outstanding space and flexibility – early viewing is highly recommended.



Key Features

- Exceptional extended detached residence offering circa 2,000 sq ft of versatile, high-quality living space.
- Two bright and spacious separate reception rooms, both filled with natural light.
- Downstairs W.C.
- Benefiting from gas-fired central heating, uPVC double glazing, and an excellent energy performance rating (EPC C - 77).
- Ideally located close to a wide range of schools, shops, and transport links, including the Glider service, with excellent access to arterial routes and the motorway network.
- Five large bedrooms in total, including two on the ground floor and three on the first floor. The principal bedroom features a private luxury ensuite, while the ground-floor rooms share a high-quality Jack and Jill ensuite wet room.
- Luxuriously upgraded fitted kitchen with a feature peninsula housing the hob and providing seating space, open plan to a spacious dining and entertaining area.
- Luxurious white bathroom suite on the first floor, complete with spotlights and a separate shower cubicle. (Three bathrooms in total, plus an additional downstairs WC.)
- Off-street parking is provided, along with privately enclosed, low-maintenance rear and side gardens enjoying a bright southerly aspect.
- Early viewing is highly recommended to fully appreciate this impressive detached home, finished and presented to an exceptional standard throughout.



GROUND FLOOR

uPVC double-glazed front entrance opens into a spacious and welcoming hallway, featuring a beautiful tiled floor and contemporary spot lighting.

DOWNSTAIRS W.C.

Low-flush W.C., wall-hung wash hand basin, chrome-effect towel warmer and matching chrome sanitary fittings. Finished with a beautiful tiled floor, PVC-paneled walls and ceiling, inset spot lighting, and extractor fan.

LIVING ROOM

17'8 x 12'8

Solid wooden flooring, bay window, and an attractive modern fireplace with feature electric fire inset, complemented by attractive views over mature greenery.

LUXURY KITCHEN / DINING AREA

20'6 x 12'6

Range of high and low-level units with built-in microwave and oven, and a feature peninsula offering seating space. Includes built-in hob, partially tiled walls, extractor fan, and spot lighting. Open plan layout flows into a sizeable dining and entertaining area, with uPVC double-glazed double doors leading to a secluded patio/sun terrace.

LOUNGE

14'1 x 11'1

Solid wooden floor.

SEPARATE UTILITY ROOM

Plumbed for washing machine.

EXTENDED GROUND FLOOR BEDROOM

15'11 x 13'1

Access to;

LUXURY JACK AND JILL ENSUITE

Luxurious en-suite wet room comprising a large shower cubicle with thermostatically controlled shower unit, low-flush W.C., and wall-hung wash hand basin. Finished with chrome-effect sanitary ware, contemporary partially tiled walls and flooring, inset spot lighting, and extractor fan. Access to:

BEDROOM

15'11 x 13'1

FIRST FLOOR

Spacious landing with spot lighting, access to roof space via a pull-down ladder, and two useful storage cupboards.

BEDROOM

Spotlights, access to;

LUXURY ENSUITE SHOWER ROOM

Shower cubicle with thermostatically controlled shower unit, low-flush W.C., and wash hand basin with storage unit. Includes chrome-effect sanitary ware and chrome-effect towel warmer, with extractor fan.

BEDROOM

BEDROOM

WHITE BATHROOM SUITE

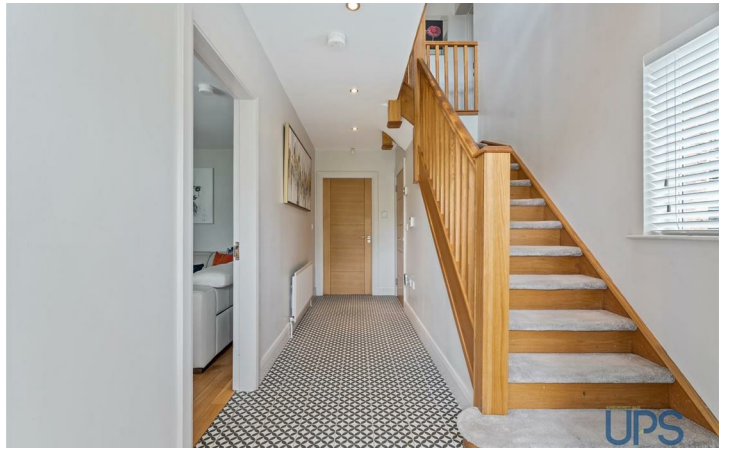
Bath with jacuzzi-style jets, separate large shower cubicle, pedestal wash hand basin, low-flush W.C., chrome-effect sanitary ware, chrome-effect vertical towel warmer, spot lighting, extractor fan, and partially tiled walls and flooring.

OUTSIDE

Off-road car parking, and privately enclosed rear and side gardens benefiting from a bright southerly aspect. The gardens are low maintenance and include an outdoor tap.









UPS



UPS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	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	

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark