



This beautifully presented detached home combines style, comfort, and practicality, offering spacious interiors and a modern décor throughout. The welcoming lounge features a stylish fireplace, creating a perfect space to relax or entertain. A convenient downstairs WC adds everyday functionality.

The heart of the home is the contemporary open-plan kitchen and dining area, with direct access to the rear garden through the sunroom, ideal for family life and summer entertaining. A second reception room offers flexibility as a dining room, playroom, or study, while a separate utility room adds convenience.

Upstairs are four bedrooms, including a principal ensuite, the fourth bedroom is currently used as a dressing room, plus a modern family bathroom. Ample parking and a prime Mount Eagles location make this an exceptional family home.

Offers Over
£309,950

5 Mount Eagles Avenue,
Dunmurry,
BELFAST,
BT17 0GT

Viewing by
appointment with
& through agent
028 9266 1700



- Attractive detached red brick home in sought after Mount Eagles
- Spacious entrance hall with modern finish
- Downstairs WC
- Main lounge with feature fireplace
- Open-plan kitchen/dining area with patio doors to rear garden through the sunroom / Separate utility room
- Second living room/dining room, perfect for formal dining, playroom, or office
- Principal bedroom with modern ensuite shower room / Three additional well proportioned bedrooms
- Contemporary family bathroom
- Modern décor throughout, ready to move in
- Stoned rear garden with mature shrubs with little maintenance and lots of privacy / Off street parking
- Excellent location close to schools, shops, and transport links
- Ideal for families or those needing flexible living space

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Wooden floor.



DOWNSTAIRS W.C.: Low flush wc, vanity unit with wash hand basin, ceramic tiled floor.

LOUNGE: 17' 5" x 12' 1" (5.31m x 3.68m) Feature fireplace, wooden floor.



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KITCHEN: 11' 4" x 10' 6" (3.45m x 3.2m) Range of high and low level units, 1.5 bowl stainless steel sink unit, four ring gas hob, stainless steel extractor fan, electric underoven, vinyl tiled floor.

DINING ROOM: 11' 4" x 9' 2" (3.45m x 2.79m)



Access to . . .

SUN ROOM: 9' 7" x 7' 10" (2.92m x 2.39m) Laminate floor, access to rear.



FAMILY/DINING ROOM: 13' 1" x 11' 2" (3.99m x 3.4m) Wooden floor, double doors to rear.



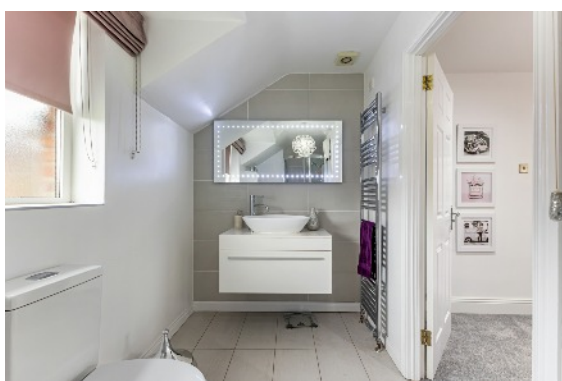
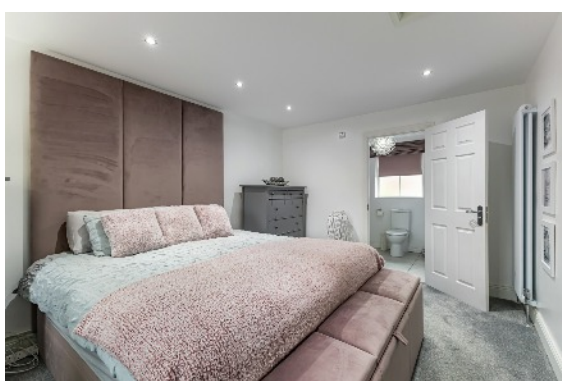
UTILITY ROOM: 11' 2" x 7' 10" (3.4m x 2.39m) Plumbed for washing machine, gas fired boiler.

First Floor

LANDING: Hotpress storage.

PRINCIPAL BEDROOM: 15' 7" x 10' 8" (4.75m x 3.25m) Access to roofspace.

ENSUITE SHOWER ROOM: Shower cubicle with tiled inset, low flush wc, vanity unit with wash hand basin, chrome heated towel rail, ceramic tiled floor, extractor fan.



BEDROOM (2): 15' 5" x 11' 1" (4.7m x 3.38m) Vinyl floor, mirrored sliding wardrobes.



BEDROOM (3): 11' 7" x 11' 1" (3.53m x 3.38m) Laminate floor, spotlights.

BEDROOM (4): 9' 2" x 8' 4" (2.79m x 2.54m) Currently used as a dressing room.



BATHROOM: Corner bath, low flush wc, pedestal wash hand basin, shower cubicle with electric shower, part tiled walls, extractor fan.



Outside

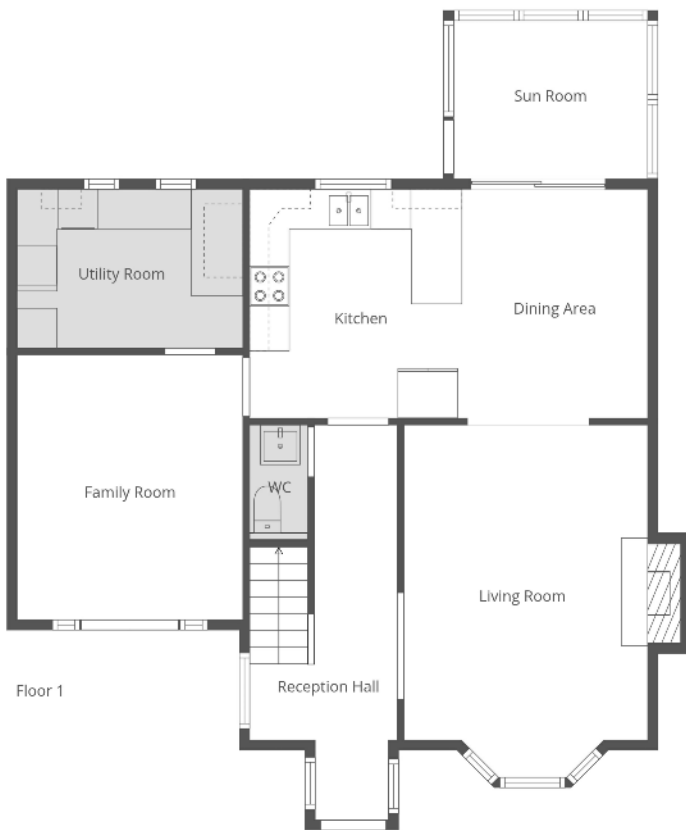
Front pebbled garden and driveway parking, stoned rear garden bordered by mature shrubs, offering a peaceful and low maintenance outdoor space. Ideal for both relaxing and entertaining, the garden is a private haven to enjoy throughout the year.



Location:

From Stewartstown Road turn right onto Lagmore Avenue, left onto Mount Eagles. At the roundabout take the 2nd exit onto Mount Eagles Avenue and no. 5 is on the left hand side.





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 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com

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