



58 MOUNT EAGLES SQUARE, BELFAST, BT17 0GZ



A spacious, well appointed, ground floor apartment within a residential area that continues to soar in demand with both first time buyers and investors alike. Two excellent bright double bedrooms, principle bedroom with double patio doors and an ensuite shower facility. Lounge / dining / kitchen designed in a sizeable open plan arrangement with feature double patio doors. Fitted kitchen, White bathroom suite. Upvc double glazed windows. Gas fired central heating system. Good presentation throughout. Competitively priced. Fantastic first time buy or investment / buy to let purchase. Well worth a visit. Easy walking distance to Mount Eagles Square / shops / transport bus service.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

OFFERS AROUND £119,950

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Key Features

- Spacious well appointed ground floor apartment.
- Principle Bedroom / Ensuite shower facility.
- White bathroom suite.
- Upvc double glazing.
- Competitively priced First time buy or Investment.
- Two excellent double bedrooms.
- Open plan lounge / dining / kitchen.
- Gas fired central heating system.
- Good presentation.
- Well worth a visit.





GROUND FLOOR

ENTRANCE HALL

Wooden effect strip floor, double built-in cupboard.

INNER HALL

Wooden effect strip floor. Double doors to:

LOUNGE / DINING / KITCHEN OPEN PLAN

23'7 x 14'2

Range of high and low level units, formica work surfaces, tiling, single drainer stainless steel sink unit, 4 ring hob, overhead extractor double patio doors.

PRINCIPLE BEDROOM 1

13'5 x 12'5

Wooden effect strip floor. Feature double patio doors.

ENSUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush w.c. tiling, ceramic tiled floor.

BEDROOM 2

13'5 x 12'5

Wooden effect strip floor.

WHITE BATHROOM SUITE

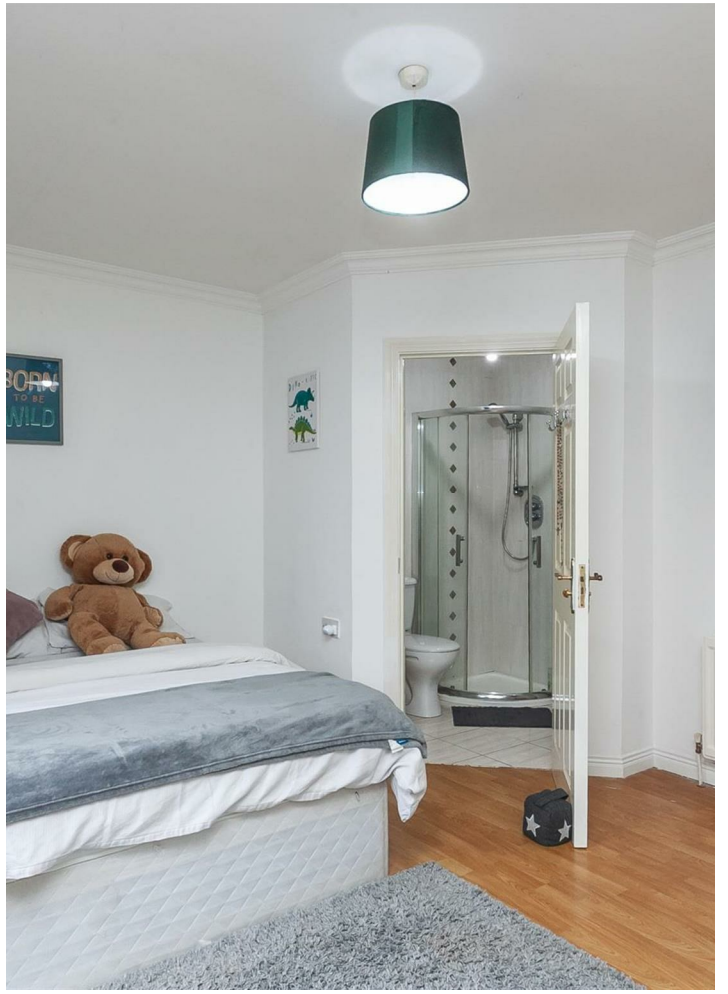
Panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c. tiling, ceramic tiled floor.

OUTSIDE

Feature pillars and double gates to car parking.

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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. 18005802

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.

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