



31 Hartley Hall Green, Greenisland, Carrickfergus, BT38 8FU

Offers Over £299,950

- Semi detached property in popular residential area
- Lounge with log burning stove
- Modern white bathroom suite
- Gas fired central heating
- Modern development offering convenient living
- 4 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with casual dining area
- Utility room
- Double glazing in uPVC frames
- Very well presented

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Situated within a modern development in Hartley Hall, this impressive four-bedroom semi-detached home offers spacious and versatile accommodation, ideal for growing families or buyers seeking generous living space. The property is beautifully presented throughout and provides a comfortable blend of style and practicality. Conveniently located close to Whiteabbey Village, residents can enjoy a wide range of local shops, cafés, and restaurants, along with excellent everyday amenities. For those who appreciate the outdoors, the scenic coastal walks at Loughshore are just a short distance away, offering the perfect setting for leisure and relaxation. With its desirable location, spacious layout, and modern appeal, this superb home is perfectly suited to contemporary family living and is sure to attract strong interest.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Ceramic tiled flooring

Cloaks

Wall hung wash hand basin, low flush W/C, heated towel rail, extractor fan

Lounge

18'1 x 11'7

Log burning stove

Kitchen

18'6 x 12'3

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with mix tap and vegetable sink, built in gas hob, fan assisted oven, built in fridge and freezer, built in dishwasher, ceramic tiled flooring, French doors to rear, downlighters

Utility Room

11 x 5'9

Modern range of units, plumbed for washing machine, space for tumble dryer, built in cupboard, service door

First Floor

Landing

Bedroom (1)

14'9 x 11'5

Ensuite

low flush W/C, vanity unit with mixer tap, corner glazed shower unit with controlled rain shower, heated towel rail, ceramic tiled flooring, tiling

Bedroom (2)

12'4 x 10'1

Bedroom (3)

12'4 x 8'3

Bedroom (4)

8'3 x 6'11

Bathroom

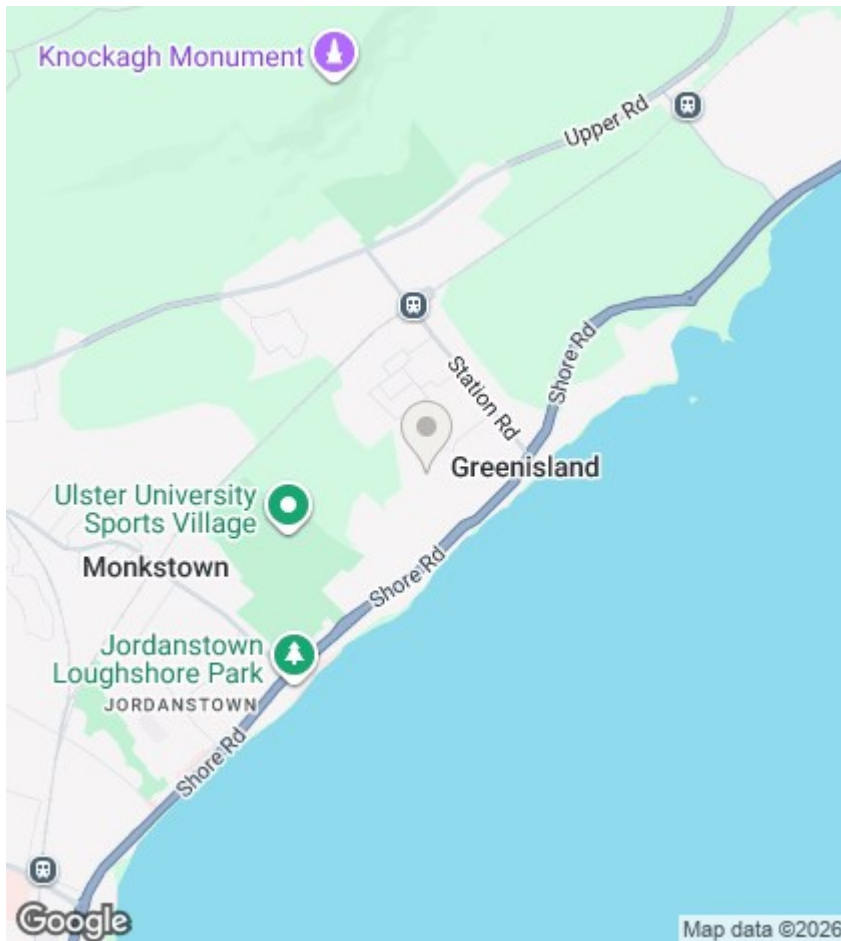
Modern white bathroom suite, low flush W/C, vanity unit with mixer tap, panelled bath with mixer tap, tiling, corner glazed shower unit with controlled shower, heated towel rail, down lighter, extractor fan

Outside

Front in lawn, hedging

Side in driveway

Rear in lawn, paved patio area, water tap



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

