

## 32 Hartley Hall Green, Carrickfergus, BT38 8FU



### PRICE Offers Over £229,950

*Immaculately presented throughout, this semi-detached home is ideally located within a quiet cul-de-sac in the modern, highly sought after Hartley Hall development, just off Shore Road, Greenisland. Enjoying a well planned living layout, incorporating a spacious lounge with cast iron stove and patio doors to the rear garden, contemporary fitted kitchen with dining aspect, ground floor WC, three well proportioned bedrooms with master ensuite shower room and a modern bathroom suite. Further benefiting from private parking to front and an enclosed, well maintained garden to rear enjoying and open aspect. An early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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12 Church Street  
BT41 4BA  
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Ballyclare  
51 Main Street  
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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

- **Modern Semi Detached Home**
- **Three Well Proportioned Bedrooms**
- **Spacious Lounge with PVC Double Glazed French Doors to Patio**
- **Contemporary Fitted Kitchen with Dining Aspect**
- **Modern Family Bathroom Suite**
- **Ground Floor Furnished Cloakroom**
- **Master Bedroom with Ensuite Shower Room**
- **Private Parking to Front**
- **PVC Double Glazed/Gas Fired Central Heating**
- **Highly Popular Modern Development**



## ACCOMMODATION

### GROUND FLOOR

Composite front door with double glazed fan light into spacious well presented entrance hall. Quality Herringbone style laminate flooring. Under stairs storage cupboard.

### LOUNGE

15'8" x 11'5" (4.8 x 3.5)

Attractive feature inglenook style fire place with granite hearth. Cast iron multifuel stove and a solid oak wooden mantle. Quality laminate herringbone style flooring. PVC Double glazed French doors to rear patio.



### FURNISHED CLOAKROOM

Comprising corner pedestal wash hand basin with monobloc tap and tiled splashback, and a button flush WC. Tiled floor.

### CONTEMPORARY FITTED KITCHEN WITH DINING ASPECT

17'8" x 9'2" (5.4 x 2.8)

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck instant hot water tap. Boasting a range of integrated appliances to include; Oven, separate five ring gas hob, overhead extractor fan housed in stainless steel canopy with glass hood, dishwasher, washing machine and fridge freezer. Open plan to dining aspect. Tiled floor. Recessed down lighting.



## FIRST FLOOR

Access to roof space. Shelved storage cupboards.

### BEDROOM 1

11'9" x 10'2" (3.6 x 3.1)

Quality laminate flooring. Window with views extending to Knockagh Monument.

### LUXURY ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled drench style shower, vanity unit with top mounted wash hand basin and monobloc tap with tiled splash back and a button flush WC. Tiled floor. Recessed down lighting. Chrome towel radiator.



### BEDROOM 2

11'1" x 8'6" (3.4 x 2.6)

### BEDROOM 3

9'2" x 7'2" (2.8 x 2.2)



## MODERN BATHROOM SUITE

Comprising double ended panel bath, fixed shower screen with thermostatically controlled shower over bath, semi pedestal wash hand basin with monobloc tap and tiled splashback, and a button flush WC. Part tiled walls. Recessed down lighting. Chrome towel radiator.



## OUTSIDE

Private driveway to front for off street parking. Paved walkways to front and side access via gate. Private enclosed garden to rear, laid in lawn and screened by perimeter fence. Paved patio area and walkways. Decking area and garden shed for storage.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 81                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Northern Ireland                            | EU Directive 2002/91/EC |           |

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



**PRS** Property Redress Scheme

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