



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

Offers Over £319,950

- Impressive semi detached villa in highly popular residential development
- Spacious lounge with multi fuel stove
- Open plan casual dining area through to:
 - Utility room/ Ground floor W/C
 - Double glazing in uPVC frames/ Gas fired central heating
- 4 Bedrooms (master with ensuite shower room)
- Shaker style fitted kitchen with integrated appliances
- Sunroom with access to garden
- Modern white bathroom with separate shower cubicle
- Garden to front and rear

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This impressive semi-detached villa is situated within a highly sought-after residential development, offering spacious and modern accommodation ideal for family living. The property boasts four well-proportioned bedrooms, including a master bedroom with ensuite shower room. A bright and spacious lounge with a charming multi-fuel stove creates a warm and welcoming atmosphere, while the stylish shaker-style fitted kitchen features integrated appliances and flows seamlessly into the open plan casual dining area. The adjoining sunroom provides additional living space with direct access to the rear garden, perfect for relaxing or entertaining. Further benefits include a utility room, ground floor W/C, and a modern white bathroom complete with separate shower cubicle. Externally, the property enjoys gardens to both the front and rear. Additional features include uPVC double glazing and gas fired central heating, making this an excellent opportunity to acquire a beautiful home in a popular and convenient location.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Ceramic tiled flooring, understairs storage

Cloaks

Low flush W/C, wash hand basin, tiled splashback, ceramic tiled flooring, extractor fan

Lounge

18'1 x 11'9

Hole in wall style fireplace with multi fuel stove, slate tiled hearth

Kitchen

18'7 x 12'4

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, built in stainless steel oven and 5 ring gas hob unit, stainless steel extractor fan and canopy, integrated fridge freezer, integrated dishwasher, wall tiling, ceramic tiled flooring, downlighters.

Casual dining area, through to:

Sunroom

12'0 x 9'3

Laminate wood flooring, feature light well, French doors to garden, downlighters, feature radiator

Utility Room

11'1 x 5'9

Range of high and low level units, round edge worksurfaces, plumbed for washing machine, gas fired boiler, larder storage, ceramic tiled flooring, extractor fan, access to side

First Floor

Landing

Built in storage, pressurized water system tank, access to roofspace

Bedroom (1)

14'9 x 11'5 (at max)

Including built in robes, view of Cavehill

Ensuite Shower Room

Glazed shower cubicle with feature rainfall shower and separate handheld shower, half pedestal wash hand basin, low flush W/C, wall tiling, ceramic tiled flooring, extractor fan, chrome heated towel rail, downlighters

Bedroom (2)

12'4 x 10'1

Bedroom (3)

12'5 x 8'3

Bedroom (4)

8'3 x 6'11

View of Cavehill

Bathroom

Modern white suite comprising panelled bath, separate glazed shower cubicle with thermostatic controlled shower, low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, downlighters, extractor fan, chrome heated towel rail

Outside

Open plan lawn to front

Tarmac driveway to side

Garden to rear, in lawn, paved patio area, plant and shrubs, external sockets, outside light and tap

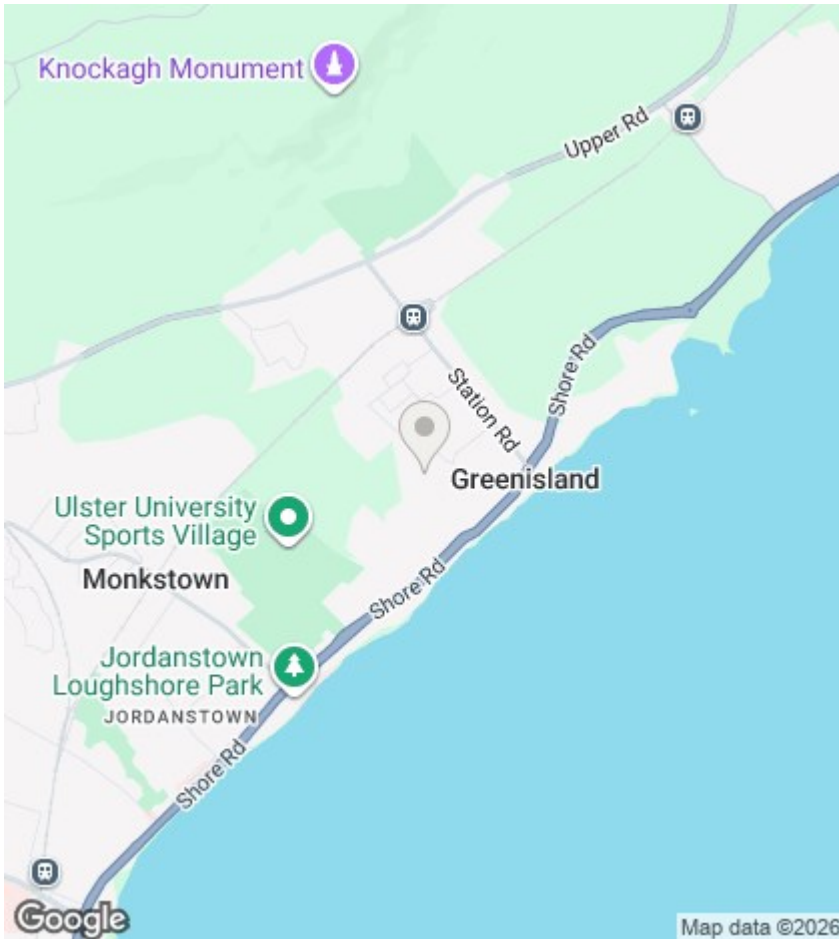
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The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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	

