

simon**BRIEN**  
RESIDENTIAL

22 Hartley Hall Crescent,  
Carrickfergus, BT38 8ZZ



Offers Over £269,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Semi-Detached Family Home
- Exceptional Standard Of Finish And Presentation Throughout
- Three Generous Bedrooms Including Master With Ensuite Shower Room
- Spacious Living Room With Wood Burning Stove
- Luxury Fully Fitted Kitchen With Excellent Range Of Integrated Appliances Open Plan To Dining Area
- Open Plan Sunroom Off Kitchen With Double uPVC Doors Leading Outside
- Downstairs WC
- Modern Bathroom Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Fully Enclosed Gardens To Rear With Paved Seating Area And Garden Room
- Generous Tarmac Driveway Parking To The Side
- Popular And Convenient Location Close To All Local Amenities And Transport Routes To Belfast City Centre

## DESCRIPTION

Hartley Hall offers a peaceful, private, shore side sanctuary where you can escape the daily hustle and bustle. These stylish homes capture all the elegance and graceful proportions of a bygone era. It offers everything you need for the perfect modern lifestyle.

Situated beside the Shore Road in Greenisland, Hartley Hall is only 8 miles from Belfast and is well serviced with local amenities close at hand including excellent schooling, shopping within Greenisland and Carrickfergus as well as a number of additional amenities including excellent golf courses and the University of Ulster.

This particular property has beautifully proportioned accommodation comprising of three generous bedrooms, master with ensuite, principal bathroom together with spacious living room, kitchen/casual dining living area and sunroom. In addition the property benefits from a pleasant fully enclosed rear garden.

Likely to be of interest to the first time buyer, professional couple or young family in today's market. We have no hesitation in encouraging an immediate inspection of this superb property. To arrange a viewing please contact our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

uPVC front door leading to:

### RECEPTION HALL:

Ceramic tiled floor. Understairs storage cupboard.



### DOWNSTAIRS WC:

Ceramic tiled floor. Low flush WC. Pedestal wash hand basin with tile splashback. Extractor fan. Low voltage spotlighting.



## LIVING ROOM:

17' 8" x 12' 2" (5.39m x 3.70m)

Wood-burning stove and slate hearth.



**KITCHEN / DINING AREA:**

**19' 4" x 11' 9" (5.90m x 3.59m)**

Range of high and low level units. Integrated fridge/freezer. 'Candy' electric oven. 5 ring gas hob. Stainless steel and glass extractor fan. 'Hoover' integrated dishwasher. Blomberg integrated washing machine. Ceramic sink unit with hot water tap. Kitchen island with storage and electrics for a free standing wine cooler. Ceramic tiled floor. Low voltage spotlighting. 'Vaillant' gas boiler.



**SUN ROOM:**

**11' 5" x 10' 9" (3.48m x 3.27m)**

Low voltage spotlighting.



**FIRST FLOOR**

**LANDING:**

Access to roof space. Shelved storage cupboard

**MAIN BEDROOM:**

**12' 10" x 12' 8" (3.90m x 3.86m)**

Wood panelled walls.



**ENSUITE SHOWER ROOM:**

Fully tiled corner shower cubicle with rainhead attachment. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Chrome heated towel radiator. Extractor fan.

**BEDROOM (2):**  
9' 9" x 9' 1" (2.96m x 2.76m)



**BEDROOM (3):**  
9' 10" x 6' 8" (2.99m x 2.02m)  
Wooden floor.



**BATHROOM:**  
Bath with telephone shower. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Extractor fan. Low voltage spotlighting.



**OUTSIDE**

**EXTERNAL AREAS:**

Tarmac driveway to the side and garden in lawn. Enclosed rear garden bordered by timber fence with paved sitting area and garden in lawn. Wooden shed with light and power. Outside tap and light. Outdoor electric sockets to front and rear.

**GARDEN ROOM/GYM/OFFICE:**

13'1" x 9'10" (4m x 3m)



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SD/G/24/SD



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