



38 Hartley Hall, Greenisland, BT38 8ZR

- Georgian Style Semi Detached Home
- Lounge; Wood Burning Stove
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Family Bathroom; En Suite Shower Room
- Private Driveway
- Foundations For Extension To Rear

Offers Over £249,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screens and fanlight over. Tiled floor. Stairwell leading to first floor.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Tiled floor. Splashback tiling to sink.

#### LOUNGE 18'4" x 14'10"

Cast iron, wood burning stove set on slate tile hearth. Wood laminate floor covering. Dual aspect windows with twin windows to front elevation.



## KITCHEN WITH INFORMAL DINING AREA 18'4" x 11'6" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and swan neck mixer tap. Integrated 5 ring gas hob with extractor canopy over. Integrated eye level oven and grill. Integrated dishwasher. Space for fridge freezer. Tiled floor. Splash back tiling to work surface area. Recessed spotlights. LED lighting inset to kickboards. PVC double glazed French patio doors leading to rear garden.

## UTILITY ROOM 7'4" x 3'10" (wps)

High and low level storage units and contrasting melamine work surface. Stainless steel sink unit with matching draining bay. Plumbed for automatic washing machine. Space for tumble dryer and under counter appliance. Gas fired central heating boiler (housed within matching unit).

## FIRST FLOOR

### LANDING

Access to roof space and built in shelved store.

## PRINCIPAL BEDROOM 12'9" x 10'7"

PVC double glazed picture window to rear elevation.

## DELUXE EN SUITE SHOWER ROOM 8'8" x 3'11" (wps)

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating wash hand basin and WC. Part tiled walls. Tiled floor. Thermostat controlled shower unit with drench shower head over. Chrome towel radiator.

## BEDROOM 2 12'9" x 9'1"

Twin windows to front elevation enjoying views over communal green towards Knockagh.

## BEDROOM 3 11'3" x 9'6"

PVC double glazed picture window to rear elevation.

## BEDROOM 4 10'6" x 9'6"

Views over communal green towards Knockagh.

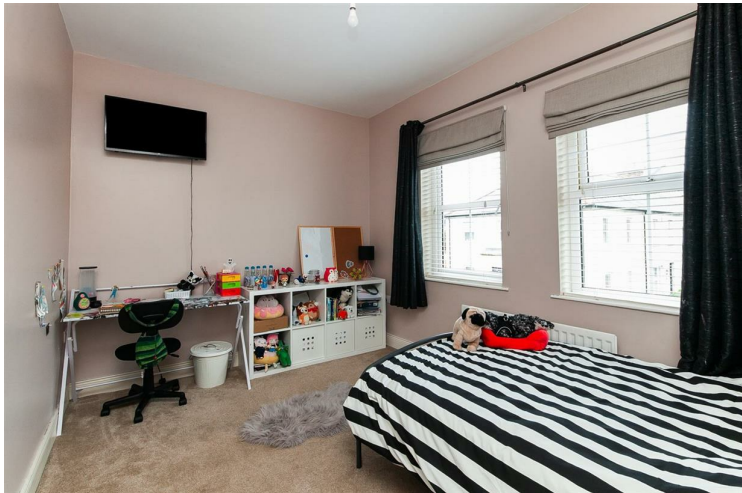
## DELUXE FAMILY BATHROOM 8'9" x 5'7"

Contemporary, white, three piece suite comprising freestanding bath with stand alone mixer tap and shower attachment, vanity unit and WC. Part tiled walls. Tiled floor. Chrome towel radiator.

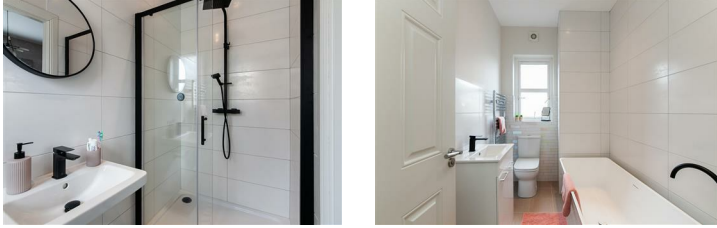
## EXTERNAL

Low level shrubbery and brick pavior pathway to front. Generous sized private driveway area finished in tarmac. Fully enclosed rear garden finished in lawn, paved patio and timber decking. Foundations excavated to enable extension to rear of dwelling. External lighting and power points. Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS







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.



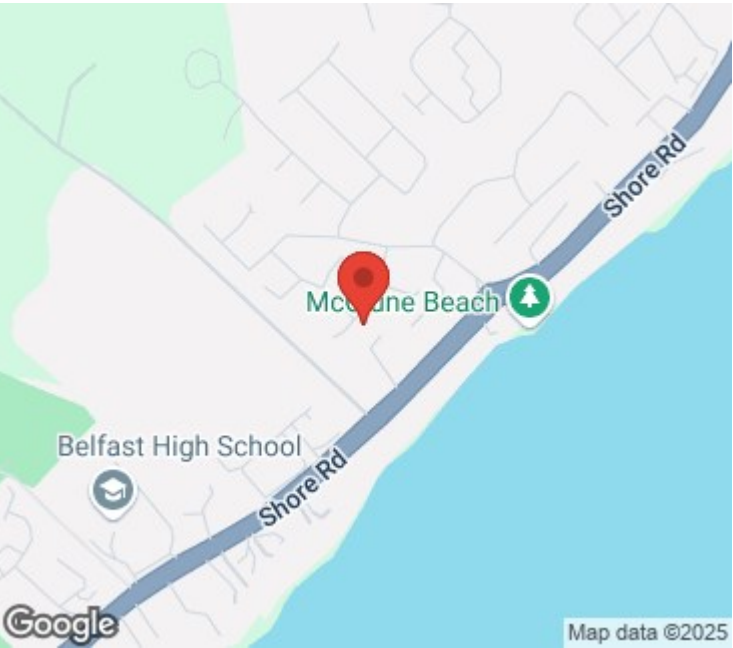
**Well presented, spacious, Georgian style, four bedroom, semi detached home, situated within the well sought after Hartley Hall development, Shore Road, Greenisland.**

**The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway finished in tarmac, fully enclosed rear garden, and foundations excavated to enable extension to rear of dwelling.**

**Other attributes include gas heating, PVC double glazing and views toward Knockagh.**

**Early viewing highly recommended to avoid disappointment.**



### 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>	<b>74</b>	<b>76</b>
(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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements