



35 Hartley Hall Green, Greenisland, BT38 8FU

- Bay-Fronted, Georgian Style, Semi D
- Lounge; Wood Burning Stove
- Luxury Fitted Kitchen
- Deluxe Bathroom & En Suite
- Driveway; Fully Landscaped Site
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Hall
- Gas Heating; PVC Double Glazing
- Immaculate Throughout

Offers Over £265,000

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed fanlight over. Tiled floor. Stairwell to first floor. Access to under stairs store. Feature height ceiling, continuing throughout remainder of property.

#### FURNISHED CLOAKROOM

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

#### LOUNGE 17'6" x 11'8" (wps)

Dual aspect windows. Bay window to front elevation. Cast iron, wood burning stove on slate hearth. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 18'7" x 12'4"**

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.

## **UTILITY HALL 11'8" x 5'10" (wps)**

Built in storage unit, plumbed for washing machine and space for tumble dryer. Separate, fitted storage unit with gas fired central heating boiler. Tiled floor. Composite, double glazed door to driveway.

## **FIRST FLOOR**

### **LANDING**

Access to hot press and partially floored roof space via slingsby style ladder.

## **PRINCIPAL BEDROOM 14'2" x 11'5" (wps)**

Bay window to front elevation.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

## **BEDROOM 2 12'4" x 10'1"**

## **BEDROOM 3 12'4" x 8'3"**

## **BEDROOM 4 8'4" x 6'11"**

Wood laminate floor covering.

### **DELUXE FAMILY BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to walls. Tiled floor.

### **EXTERNAL**

Front garden finished in lawn, plants, trees and shrubbery.

External lighting.

Generous sized private driveway area, finished in tarmac.

Outside tap.

Electric car charging point.

Fully enclosed rear garden, finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

## **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.



**Immaculately presented, four bedroom, Georgian style, bay-fronted, 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 hall, four well-proportioned bedrooms, to include en suite shower room, and deluxe family bathroom with contemporary, white, four piece suite.**

**Externally, the property enjoys generous sized private driveway, finished in tarmac, and gardens front and rear, finished in lawn, patio area, decorative stone, and range of plants, trees and shrubbery.**

**Other attributes include gas heating, PVC double glazing and convenient location.**

**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>	<b>82</b>	<b>82</b>
(69-80) <b>C</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		
<b>Northern Ireland</b>	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

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