



**BEDROOM 2 - 3.76M
(12'4) X 3.07M (10'1)**

**BEDROOM 3 - 3.84M
(12'7) X 2.51M (8'3)**

**BEDROOM 4 - 2.54M (8'4)
X 2.11M (6'11)**

BATHROOM

Luxury white bathroom suite comprising; semi pLow maintenance open plan lawn to front, and a spacious tarmac driveway with brick paved edging to the side affording ample off street parking.

To the rear is a good-sized lawn with barbecue area perfect for all year round entertaining.

EXTERNAL DETAILS.

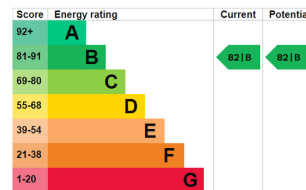
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Offers Over:
£285,000

Viewing: By appointment through agent



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- Handsome semi-detached villa nestled in the heart of this prestigious development.
- Four bedrooms - principal with ensuite.
- Lounge with wood effect tiled flooring and multi fuel burning stove.
- High gloss fitted kitchen with island unit, and casual dining area open to:
- Sunroom with double doors onto rear garden.
- Utility room, and downstairs WC.
- Lavishly appointed family bathroom with white suite.
- Driveway and low maintenance gardens.
- uPVC double glazing/ gas heating.



4



2



3



YES



YES

About The Property:

We are delighted to welcome to the market this handsome semi detached villa which is ideally located within the widely lauded "Hartley Hall" development, just off the Shore Road, Greenisland.

Hartley Hall is an exclusive development of high quality homes which was specifically constructed to enjoy the wide range of fantastic amenities within the immediate area, from the excellent schooling, University of Ulster, trendy eateries in the neighbouring Whiteabbey village not forgetting Belfast City Centre which is within comfortable commuting distance either by car or rail.

Internally the property offers the lucky purchasers a bright, spacious and extremely adaptable living space.

Upon entering the property the hallway leads onto a formal living room with multi fuel stove, and a lavishly appointed kitchen open plan to living/dining area. A downstairs WC and well stocked utility room completes the ground floor accommodation.

Upstairs on the first floor there are four bedrooms - principal with ensuite, and a generously appointed family bathroom with white suite.

Externally the property sits on an attractive site consisting of an open plan lawn to the front, whilst a tarmac driveway to the side offers secure off street parking for the whole family.

To the rear is a low maintenance enclosed garden in lawn with paved patio area.

Other benefits include uPVC double glazing and gas heating.

Constructed just three years ago and with a specification that was further upgraded by the current owners from build, this stylish home is sure to have broad appeal with a wide range of purchaser.



ENTRANCE HALL

Solid wood front door with matching side panels, wood effect tiled floor.

DOWNSTAIRS W.C

Pedestal wash hand basin with tiled splashback, low flush WC, extractor fan, wood effect tiled floor.

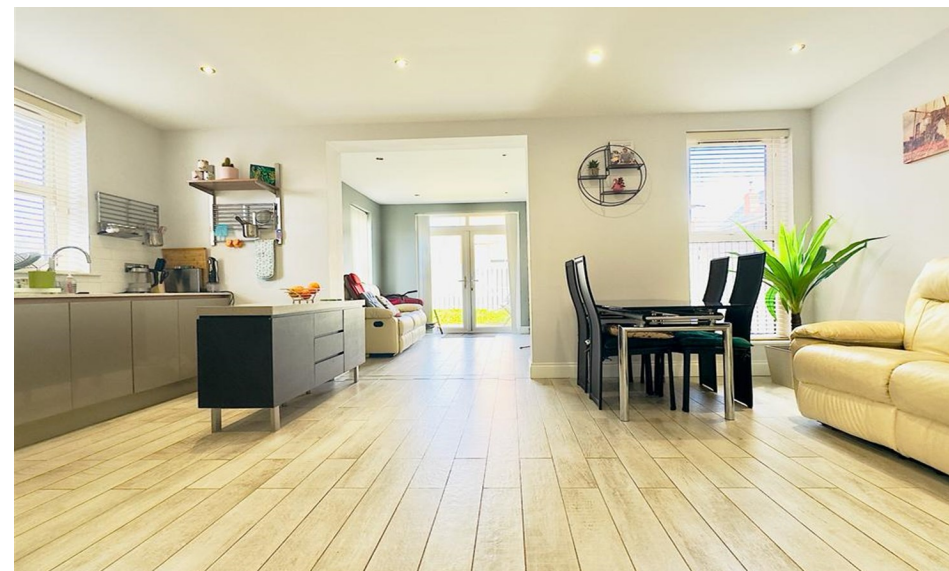
LOUNGE - 5.51M (18'1) INTO BAY X 3.61M (11'10)

Multi-fuel stove and slate hearth, wood effect tiled floor.

DOWNSTAIRS WC

Pedestal wash hand basin, low flush WC, solid wood flooring.

KITCHEN WITH CASUAL DINING. - 5.51M (18'1) X 3.76M (12'4)



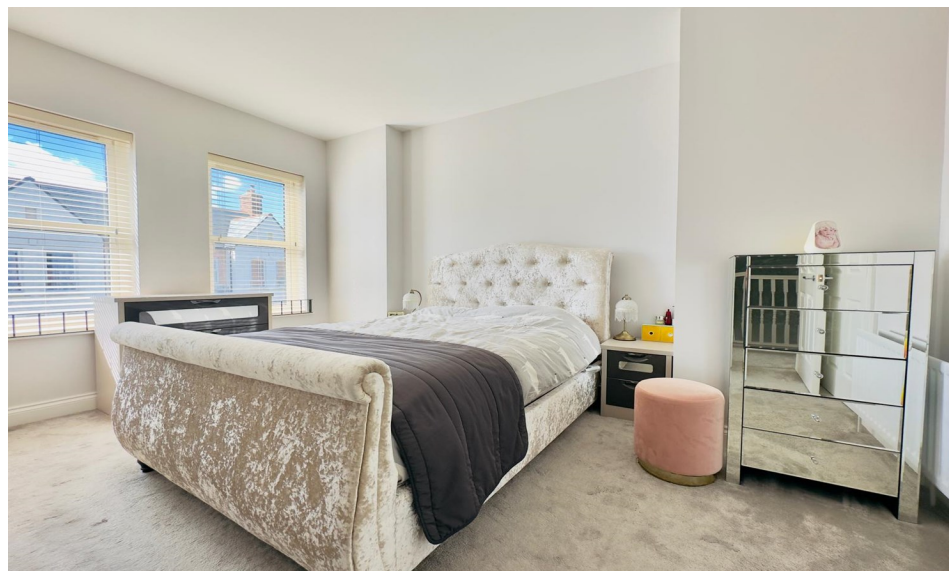
Bespoke high gloss kitchen finished in "Dark Mussel" with extensive range of high and low level units, concealed handles, granite work surfaces, 5 ring gas hob with under bench electric oven, and stainless steel extractor fan above, integrated fridge/freezer, integrated dishwasher, tiled flooring, open to:

SUNROOM - 3.3M (10'10) X 2.41M (7'11)

Tiled floor, uPVC double doors to patio.

UTILITY ROOM. - 3.66M (12'0) X 1.78M (5'10)

Range of units, granite work surfaces, stainless steel sink unit, plumbed for washing machine, tumble dryer space, concealed gas boiler, pantry with good range of shelving, tiled floor, uPVC door leading to outside.



FIRST FLOOR LANDING

Linen cupboard, access via slingsby ladder to roofspace.

BEDROOM 1 - 4.5M (14'9) X 2.95M (9'8)

Spacious ensuite comprising low flush WC, wall hung wash hand basin with integrated vanity unit, fully tiled shower cubicle with rainhead attachment, tiled floor, recessed spotlighting, extractor fan.

