

simon**BRIEN**  
RESIDENTIAL

2 Hartley Hall Avenue,  
Greenisland, BT38 8BA



Asking Price £305,000

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



#### KEY FEATURES

- Attractive Recently Constructed Detached Home In a Popular Development
- Beautifully Presented Accommodation Throughout
- Three Generous Bedrooms With Principle Bedroom Including Open Plan Dressing Room Area & Ensuite
- Spacious Living Room With Wood Burning Stove
- Luxury Fully Fitted Kitchen With A Range Of Appliances Open To Casual Dining Open Plan To
- Sunroom
- Utility Bedroom
- Modern Bathroom Suite
- Cloakroom & Downstairs WC
- Gas Fired Central Heating & Upvc Double Glazing
- Fully Enclosed Private Gardens By Brick Wall With Sitting Area & Driveway Parking
- Popular & Sought After Residential Location Off The Main Shore Road & Within Comfortable Commuting Distance Of Belfast

#### DESCRIPTION

Hartley Hall is an exclusive development of high quality homes which has been recently constructed off the main Shore Road, offering means of access to all local amenities within the area, excellent schooling, University of Ulster and Belfast which is within comfortable commuting distance.

This particular property has exceptionally well-appointed accommodation and is beautifully presented providing a layout of three bedrooms, ensuite, living room, cloakroom, kitchen with casual dining together with sunroom, utility room and family bathroom. Externally there are enclosed gardens and driveway parking to the side for several vehicles.

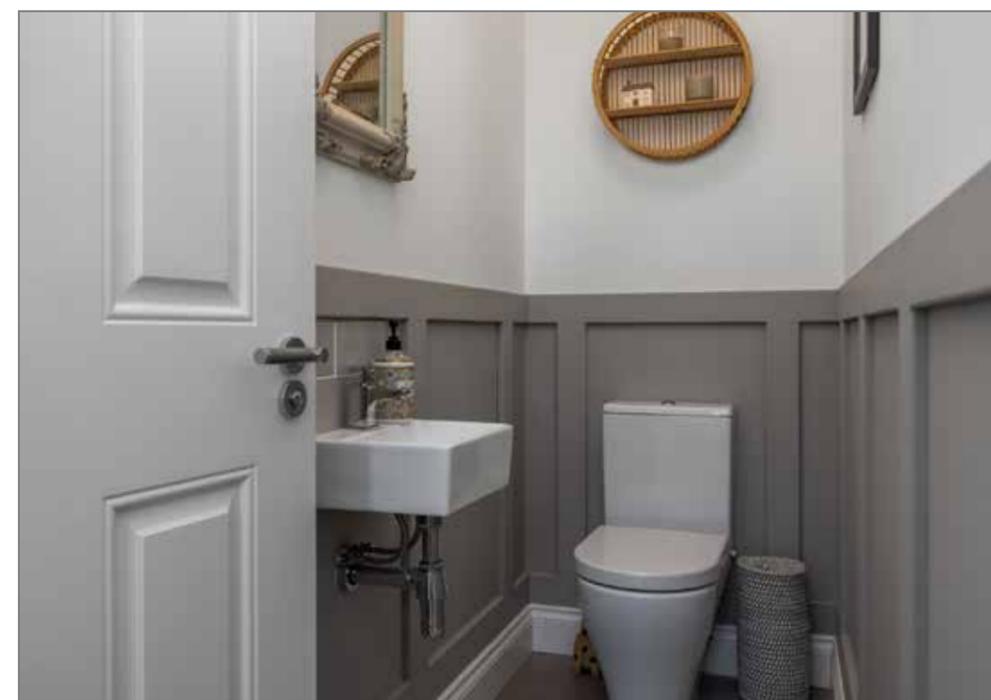
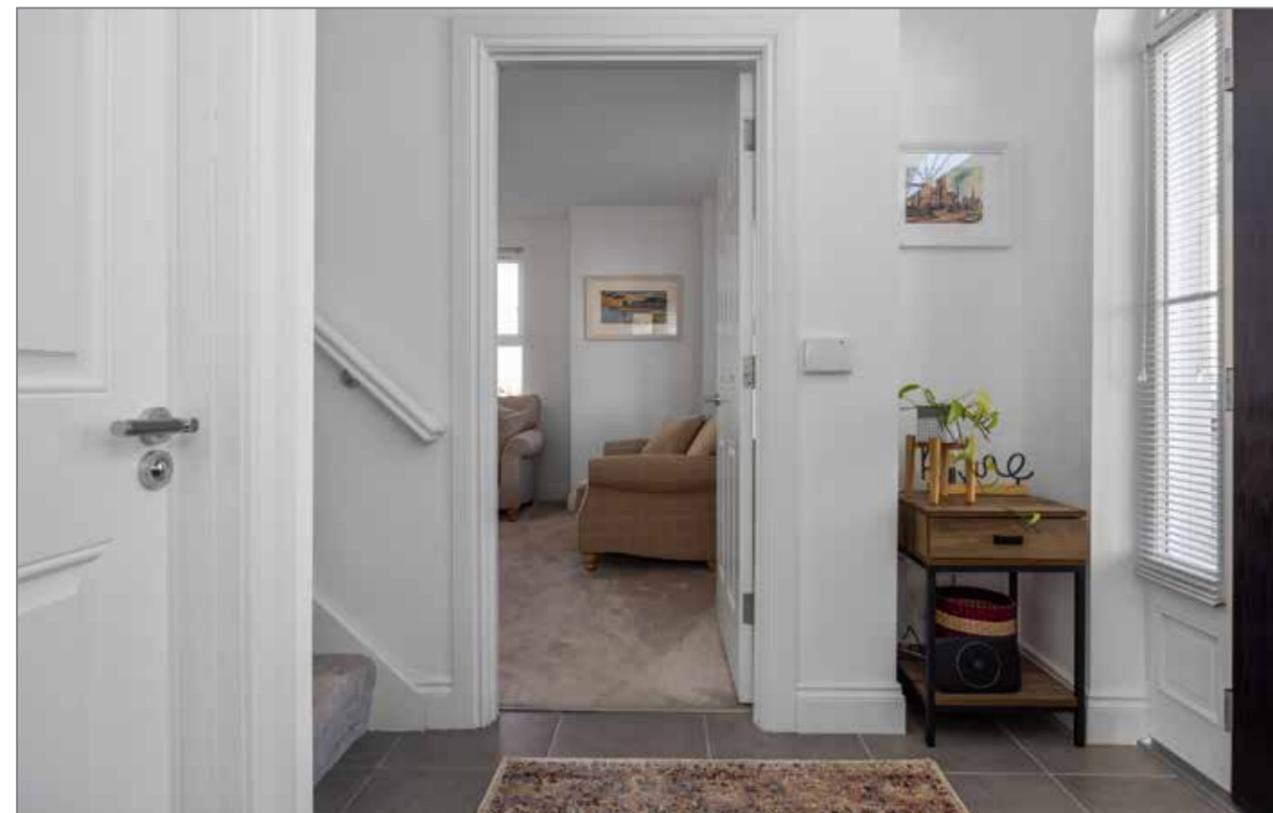
Likely to be of interest to the first time buyer, young family or professional couple. Viewing of this superb property is by private appointment through our South Belfast office on 028 9066 8888.

#### ACCOMMODATION

##### ENTRANCE

##### RECEPTION HALL:

uPVC front door to reception hall with ceramic tiled floor.



#### GROUND FLOOR

##### DOWNSTAIRS WC:

Ceramic tiled floor, low Flush WC, pedestal wash hand basin, wood pannelled wall and extractor fan.

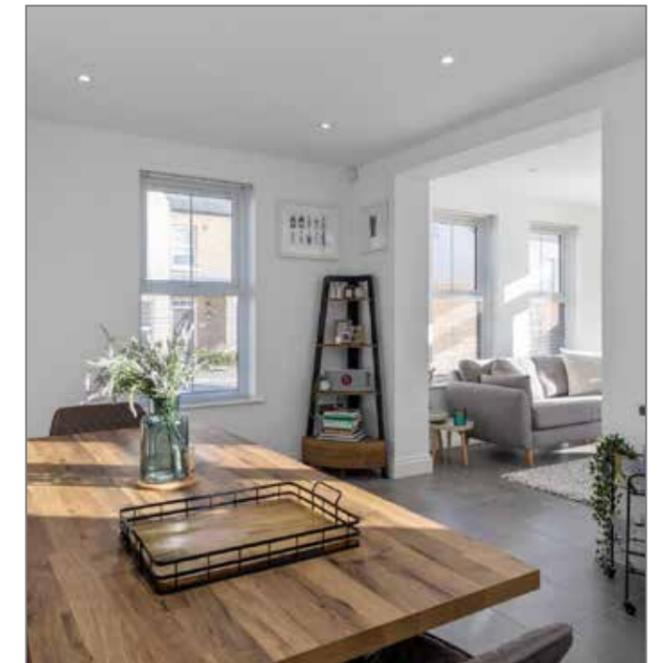


**LOUNGE:**

Wood burning stove with granite hearth and solid wood inset.

**KITCHEN/DINING AREA:**

Ceramic tiled floor, range of high and low level units, integrated dishwasher, under bench electric oven, 5 ring ceramic hob, partly tiled walls, stainless steel extractor fan, integrated fridge freezer, 1.5 bowl sink unit.



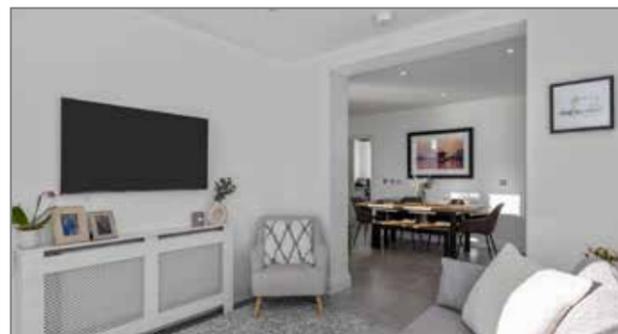
**UTILITY ROOM:**

Ceramic tiled floor, range of high and low level units, stainless steel sink unit, plumed for washing machine, extractor fan, understairs storage cupboard and low voltage spotlighting.

**SUNROOM:**

**10' 9" x 8' 9" (3.27m x 2.67m)**

Double uPVC doors leading outside.



**FIRST FLOOR**

**LANDING:**

Storage cupboard with rail, access to roofspace



**MAIN BEDROOM:**  
17' 8" x 11' 4" (5.39m x 3.46m)

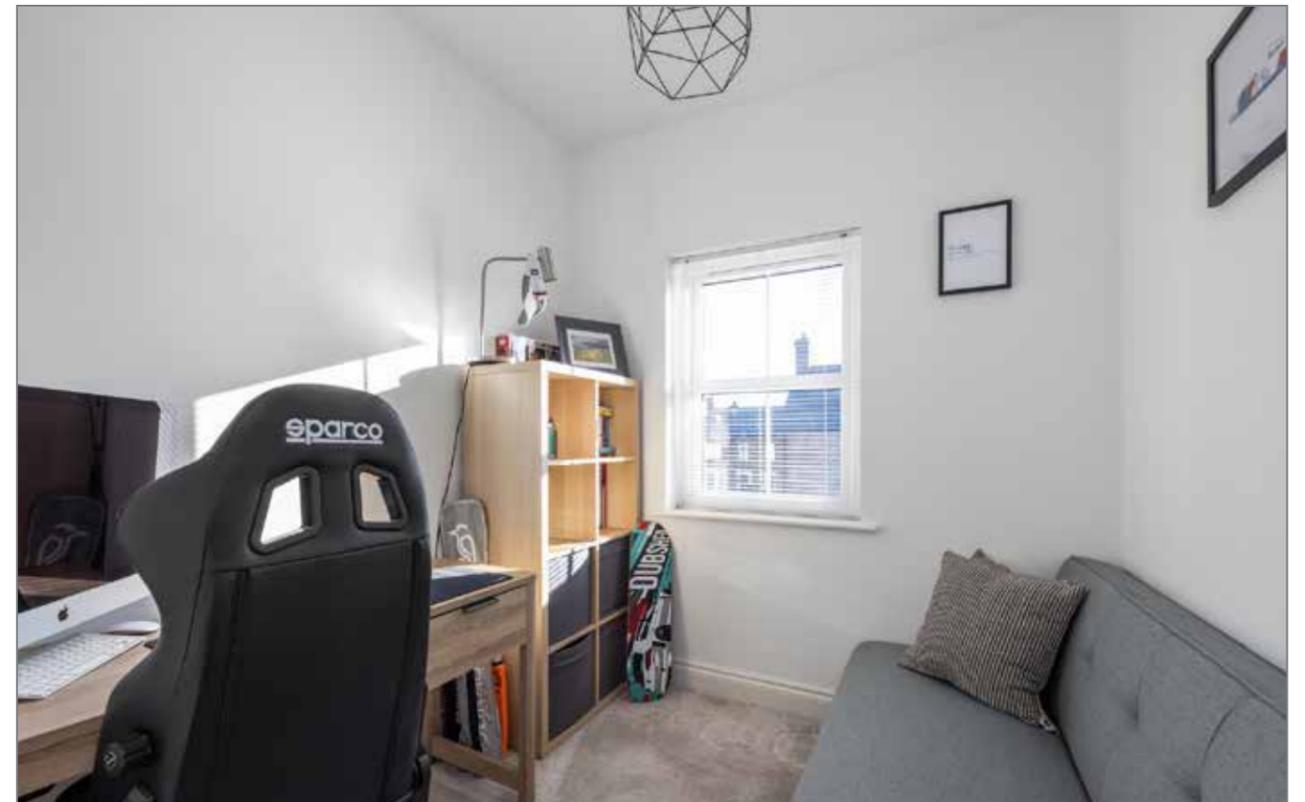
Open plan dressing room area



**BEDROOM (2):**



**BEDROOM (3):**



**ENSUITE SHOWER ROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin with stainless steel taps, chrome towel radiator, fully tiled shower cubicle with rainhead shower.



**BATHROOM:**

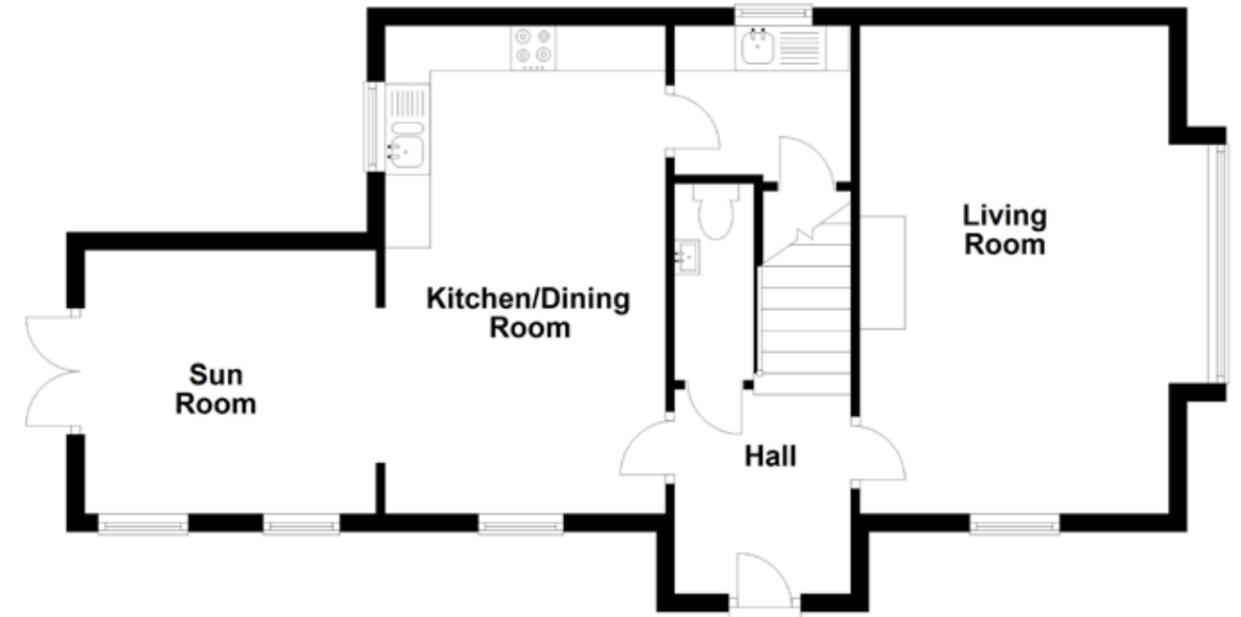
Ceramic tiled floor, low flush WC, pedestal wash hand basin with stainless steel taps, chrome towel radiator, bath with shower above, partly tiled walls, low voltage spotlighting and extractor fan.



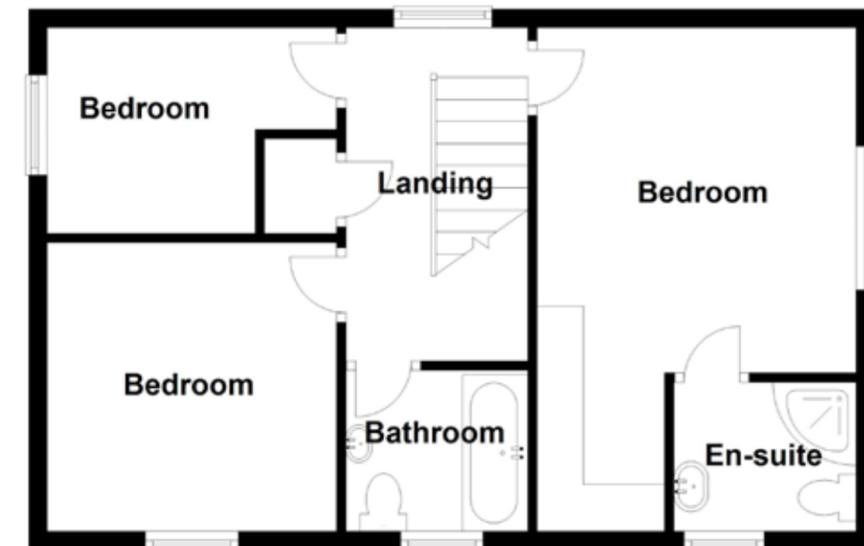
**OUTSIDE:**



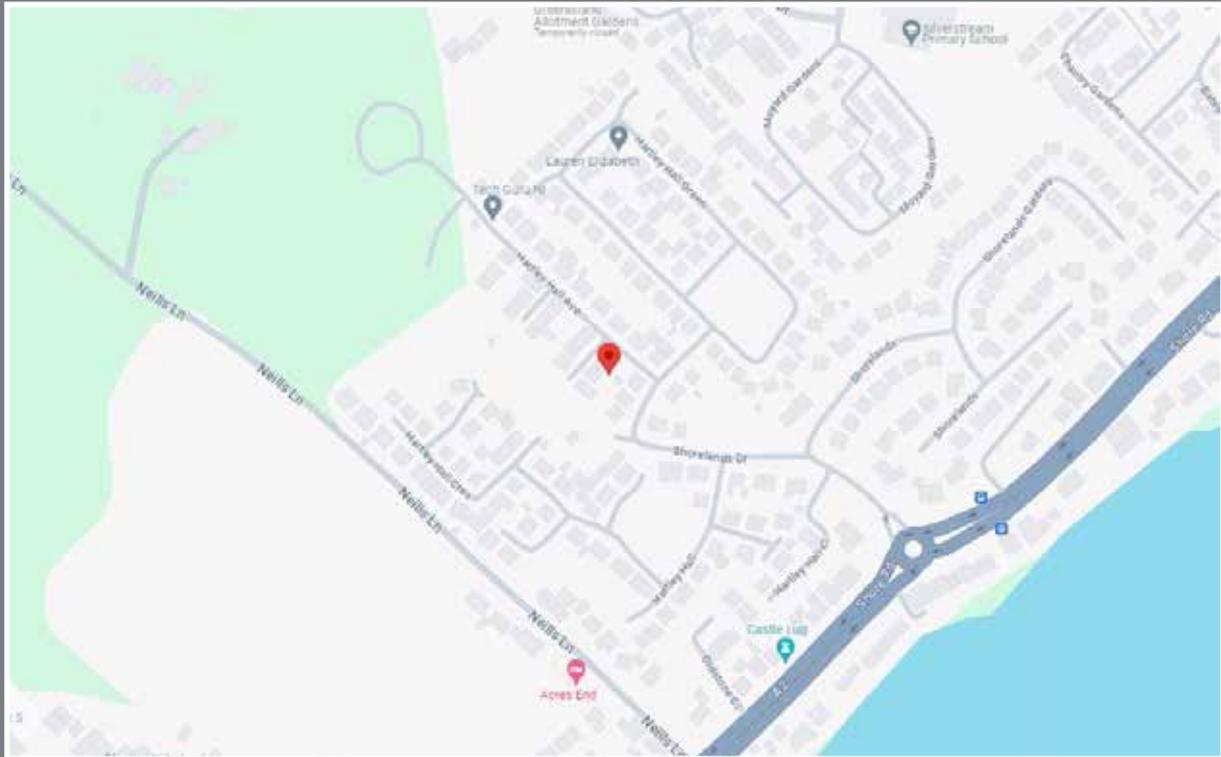
**Ground Floor**



**First Floor**



# 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: RL/M/24/SD



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