



This attractive well-presented detached family home occupies a prime site within this modern and very popular development just off the Shore Road. Within close proximity to leading senior and primary schools, the University of Ulster and arterial routes to Belfast and throughout the province.

The property itself was built within the last five years to an excellent standard with current owners adding a plethora of extras from underfloor heating, Lutron smart lighting controls, upgraded bathrooms and flooring as well as high specification contemporary framed kitchen with an excellent range of integrated appliances to include the "must have" coffee machine!

All in all a very impressive family home that requires the buyer to just move in and enjoy their new home.

Offers Over
£317,500

12 Hartley Hall Crescent,
Shore Road,
Greenisland,
BT38 8ZZ

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Family Home on a Generous Site
- Spacious Lounge with Multi Fuel Burning Stove
- Contemporary Modern Fitted Kitchen with Excellent Range of Integrated Appliances
- Utility Room
- Underfloor Heating on Ground Floor
- 4 Good Sized Bedrooms to Include Master Bedroom with Range of Built-in Robes & Ensuite Shower Room
- Modern White Bathroom Suite with Separate Built-in Shower Unit
- Downstairs Cloakroom with WC
- Floored Attic with Pull-Down Ladder and Lighting
- Wooden Window Shutters to Hall, Landing, Lounge and Master Bedroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Detached Garage
- Front and Enclosed Rear Gardens in Lawns

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL:

CLOAKROOM: Low flush wc, wash hand basin, feature floor and wall tiling.



LOUNGE: 15' 5" x 11' 6" (4.7m x 3.5m) Multi-fuel burning stove, polished granite hearth, oak wood flooring. Wired for Lutron controlled curtains and surround sound speakers.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING & FAMILY AREAS: 25' 3" x 20' 0" (7.7m x 6.1m) Extensive range of high and low level units (internal storage solutions – corner carousel, integrated bin, pull-out larder etc.), granite worktops and upstands, island unit with Frankie Belfast sink and mixer tap, CDA wine cooler, integrated dishwasher and breakfast bar, Rangemaster 110 Professional dual fuel double oven and five ring gas hob and hot plate, extractor fan, built-in microwave and built-in Bosch coffee machine, plumbed for fridge freezer, part tiled walls, ceramic tiled floor, wired for Lutron controlled curtains and surround sound speakers, double patio doors to gardens.



UTILITY ROOM: Single drainer stainless steel sink unit, plumbed for washing machine and tumble dryer, built-in units, ceramic tiled floor.

First Floor
LANDING:



MASTER BEDROOM: 14' 9" x 12' 2" (4.5m x 3.7m) Range of built-in robes with sliding doors, oak laminate flooring.

ENSUITE SHOWER ROOM: Built-in double shower with ceiling mounted rainfall shower head, VADO Identity Digital control, ceramic tiled floor.



BEDROOM (2): 12' 2" x 9' 10" (3.7m x 3m) Oak laminate wood flooring.



BEDROOM (3): 9' 10" x 9' 10" (3m x 2.99m) Oak laminate wood flooring.



BEDROOM (4): 9' 10" x 6' 7" (3m x 2m) Oak laminate wood flooring.

BATHROOM: Contemporary white suite comprising feature free-standing bath with Aquablade mixer taps. Fully tiled built-in shower with wall-mounted rainfall shower head and VADO Identity Digital control, vanity unit with mixer tap, low flush wc, ceramic tiled floor.



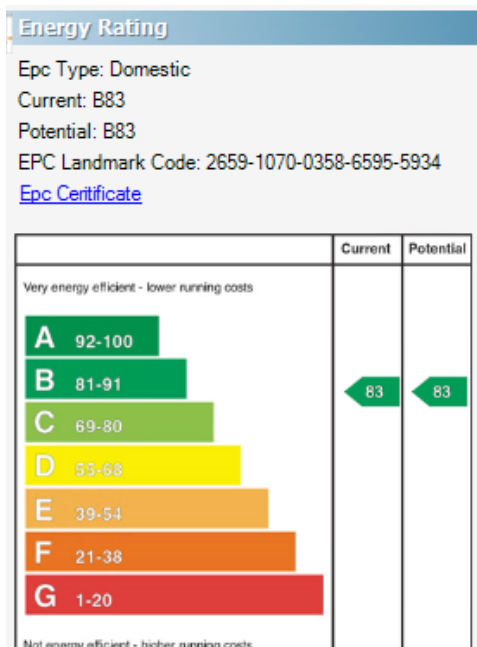
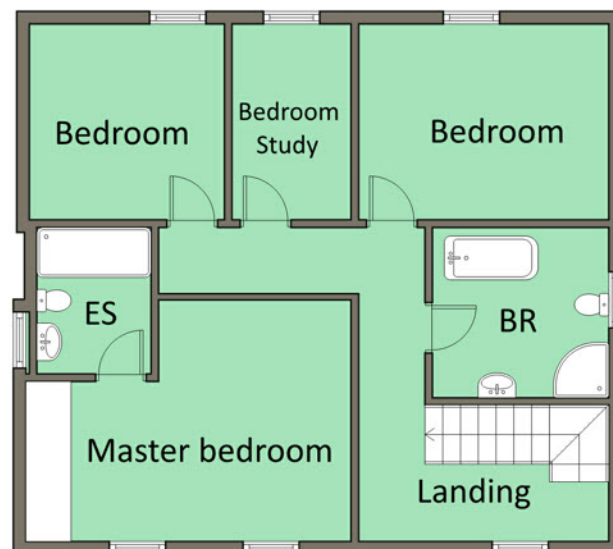
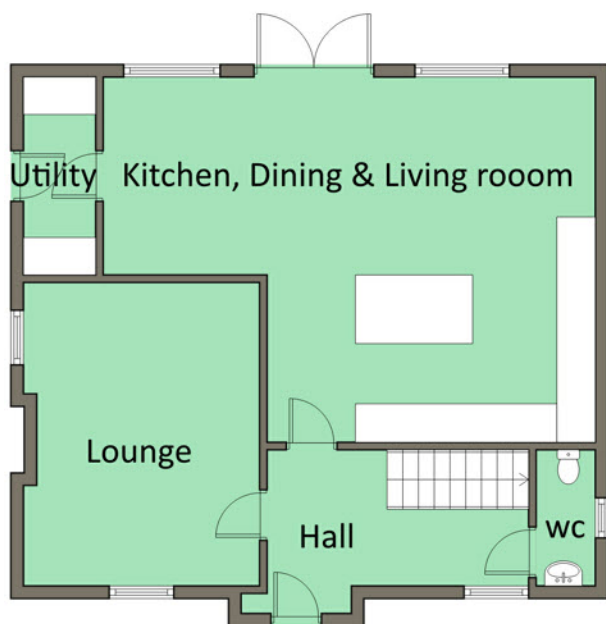
Outside

Tarmac driveway to . . .

GARAGE: Electric roller door, light and power, plumbed for washing machine.

Front and enclosed private, south-facing rear gardens in lawns and paved patio area bordered by fencing. Outdoor tap and electrical sockets.





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