

## 19 Hartley Hall Avenue, Greenisland, BT38 8BA

Offers Over £284,950

- Superb semi detached villa in popular residential location
- 3 bedrooms (1 with ensuite shower room)
- Bathroom with modern white suite
- uPVC double glazing
- Garage
- Lounge with feature multifuel fire
- Kitchen with built in appliances open plan to casual dining area
- Gas fired central heating
- uPVC fascia and rainwater goods
- Gardens front and rear

# 19 Hartley Hall Avenue, BT38 8BA

Located within a highly sought-after residential area, this well-maintained semi-detached home provides comfortable and practical living space. The property boasts a spacious lounge featuring a multi-fuel fire, perfect for relaxing evenings. The fitted kitchen offers a range of built-in units, creating a functional and stylish space for everyday use.

Upstairs, there are three bedrooms, including one with the added benefit of an en suite shower room. A contemporary family bathroom completes the first floor.

Further advantages include gas central heating and uPVC double glazing, contributing to warmth and efficiency throughout the home. Ideally positioned close to local amenities, reputable schools, and transport links, this property is perfectly suited to families, professionals, or those looking to step onto the property ladder.



Council Tax Band:



## **RECEPTION HALL**

Luxury floor tiling. Under stair storage.

Up and over door.  
Venting for tumble drier.  
Light and power.

## **CLOAKROOM**

Low flush WC. Wall hung wash hand basin. Extractor fan.

## **LOUNGE**

17'9" x 12'3"

Feature multifuel fireplace. Granite hearth. Built in shelving and storage.

## **KITCHEN**

19'3" x 11'9"

Range of built in units. Single drain stainless steel sink unit with mixer tap and vegetable basin.

Stainless steel extractor fan. Gas hob and under oven. Integrated fridge freezer. Peninsula with integrated storage. Gas boiler. Round edge work surfaces. Downlighters. Luxury floor tiling. French doors to side.

## **FIRST FLOOR**

### **LANDING**

Access to roof space. Partially floored roof space.

### **BEDROOM (1)**

15'8" x 12'10"

including ensuite.

### **ENSUITE SHOWER ROOM**

Thermostatically controlled shower with overhead rain shower.. Vanity unit. low flush WC. Extractor fan. Ceramic tiled floor.

### **BEDROOM (2)**

12'3" x 9'11"

### **BEDROOM (3)**

9'11" x 6'10"

## **BATHROOM**

White suite. Panelled bath with mixer tap. Vanity unit. Low flush WC. Shower unit with thermostatically controlled shower with overhead rain shower. Ceramic tiled floor.

## **OUTSIDE**

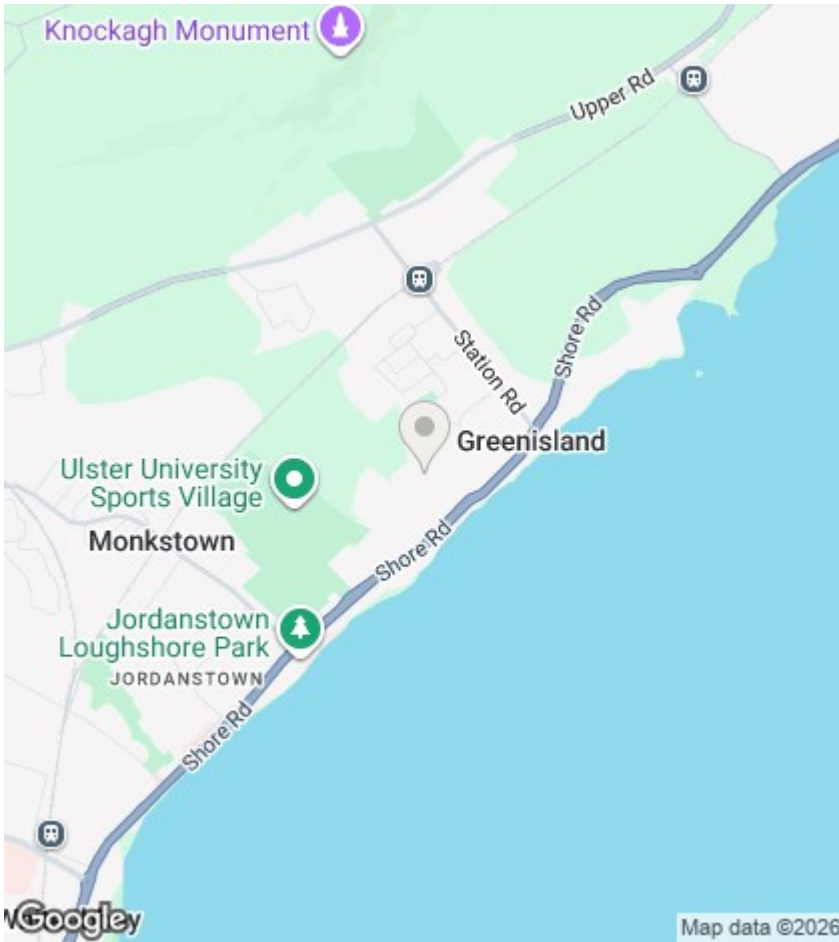
Front: Laid in lawn. Driveway.

Rear garden: Laid in lawn. Paved patio area. Outside light and tap.

External double socket.

## **GARAGE**

18'7" x 10'5"



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 