



16 Hartley Hall Avenue

Greenisland, Carrickfergus, BT38 8BA



Offers over £344.950



Nest Estate Agents are delighted to present this exceptional four-bedroom detached home, located in the highly sought-after Hartley Hall development in Greenisland. Perfectly designed for modern family living, this stylish property features a bright reception room and a contemporary fitted kitchen open plan to a spacious lounge and dining area, with elegant double doors opening onto a beautifully landscaped, enclosed rear garden complete with feature paving. Additional highlights include a separate utility room, convenient downstairs W/C, an ensuite master bedroom, and a luxurious four-piece family bathroom suite.

Set in the prestigious village of Greenisland, residents can enjoy a charming community atmosphere and is in close proximity to Whiteabbey village with a range of boutique shops, cafés, and restaurants nearby. The property also benefits from being within the catchment area for several leading local schools and is only a short drive to the University of Ulster, making it the ideal choice for growing families seeking space, style, and convenience.

HALLWAY 17'4 x 7'4 (5.28m x 2.24m)
Hardwood front door with glazed and overhead side panels. Tiled flooring.

LIVING ROOM 16'6 x 15'3 (5.03m x 4.65m)
Feature wood burning stove with tiled hearth. Herringbone stone plastic composite flooring.

FITTED KITCHEN 22'4 x 16'2 (6.81m x 4.93m)
Contemporary shaker style kitchen with range of high and low level units with formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated gas hob. Integrated electric oven. Integrated stainless steel extractor fan. Integrated fridge/ freezer. Integrated dishwasher. Tiled flooring. Tiled splashback. Double patio doors leading to rear garden.

UTILITY ROOM 8'6 x 4 (2.59m x 1.22m)
Low level units. space for washing machine. Stainless steel sink unit with mixer taps. Tiled flooring.

DOWNSTAIRS W/C 7'3 x 3'2 (2.21m x 0.97m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring.

FIRST FLOOR

LANDING 13'8 x 7'6 (4.17m x 2.29m)
Access to storage. Access to fully floored roofspace via ladder.

BEDROOM 1 12'4 x 16'8 (3.76m x 5.08m)

ENSUITE 3'10 x 8'11 (1.17m x 2.72m)
White suite comprising fully enclosed shower unit. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

BEDROOM 2 12'10 x 11'8 (3.91m x 3.56m)

BEDROOM 3 9'9 x 11'8 (2.97m x 3.56m)

BEDROOM 4 9'7 x 9'6 (2.92m x 2.90m)
Access to storage.

STORAGE 1'11 x 3'10 (0.58m x 1.17m)

BATHROOM 9 x 6'5 (2.74m x 1.96m)
White suite comprising paneled bath with mixer taps. Low flush W/C. Semi pedestal wash hand basin mixer taps. Fully enclosed shower unit. Tiled flooring. Tiled splashback.

OUTSIDE
Rear enclosed laid in lawns bordered by feature paved area. Outdoor tap. Outdoor light.

Front and side laid in lawn bordered by paving.

Rear parking for two cars.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092. Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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