

HARTLEY HALL

Shore Road, Greenisland



HOUSE TYPES &
FLOOR PLANS
Phase 5

Hartley Hall, a peaceful,
private, shore-side sanctuary.
A place to call home.



Specifications

Kitchen & Utility Rooms

- High quality units with choice of door, worktop and handle
- Integrated appliances include gas hob, electric oven, extractor hood, fridge/freezer & dishwasher
- Washing machine
- Concealed under lighting to kitchen units
- Recessed down lighters to ceilings (Kitchen only)

Bathrooms, En-suites and WCs

- Contemporary white sanitary ware with chrome fittings
- Shower over bath with screen door where applicable
- Recessed down lighters to ceilings in bathrooms and ensuites

Floor Covering and Tiles

- Co-ordinated ceramic wall tiling between kitchen units
- Ceramic tiled floor to kitchen, bathrooms, en-suites and WCs
- Partial tiling to bathroom, en-suites and WCs
- Carpets to lounge, bedrooms, hall, stairs and landings

Internal Features

- Internal décor, walls and ceilings painted
- Choice of stove with granite or slate hearth
- Mains supply smoke detectors
- Moulded skirting and architraves
- Painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for future satellite point
- Gas fired central heating
- Integral alarm system

External Features

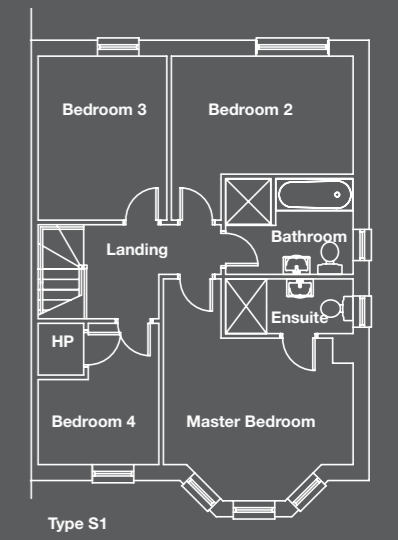
- Front gardens to be turfed
- Rear gardens levelled and seeded
- Bitmac driveway
- uPVC double glazed windows
- Timber front doors with painted finish
- Outside water tap
- External socket
- Feature external lighting to front door
- 10 year warranty



Elevation

The Bay

- Semi-detached 2 storey residence
- 1 reception
- Large kitchen/dining
- Utility room
- 4 bedrooms, Master with en-suite

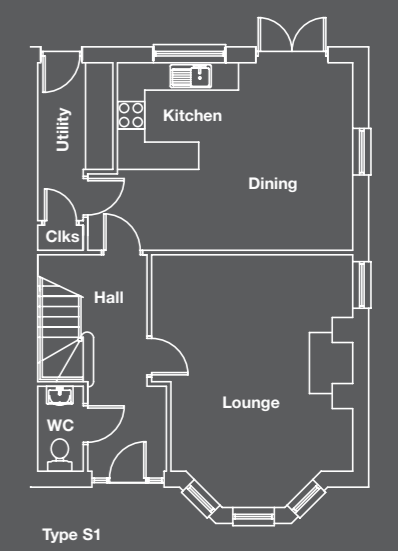


First Floor

The Bay

| Schedule | Total Area: 127 Sq m / 1371 Sq ft | |
|------------------|-----------------------------------|----------------|
| Room | m | ft |
| LOUNGE | 4.42 x 5.54 | 14'6" x 18'2" |
| KITCHEN / DINING | 5.82 x 4.12 | 19'1" x 13'6" |
| UTILITY | 3.47 x 1.65 | 11'5" x 5'5" |
| WC | | |
| MASTER BEDROOM | 4.17 x 4.82 | 13'8" x 15'10" |
| EN-SUITE | | |
| BEDROOM 2 | 3.99 x 3.60 | 13'1" x 11'10" |
| BEDROOM 3 | 2.83 x 3.60 | 9'3" x 11'10" |
| BEDROOM 4 | 3.10 x 2.65 | 10'2" x 8'8" |
| BATHROOM | 2.10 x 2.80 | 6'11" x 9'2" |
| STORE | | |

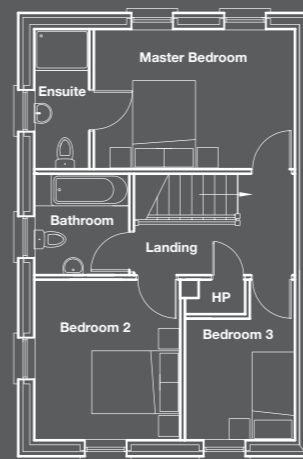
All dimensions are based on the maximum room width and length.



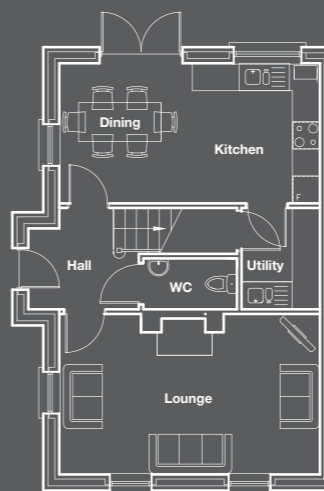
Ground Floor



Elevation



First Floor



Ground Floor

The Lodge

- Corner double fronted semi-detached house
- 3 bedrooms
- 1 reception room
- Large kitchen-diner overlooking garden
- Utility room
- Master bedroom en-suite

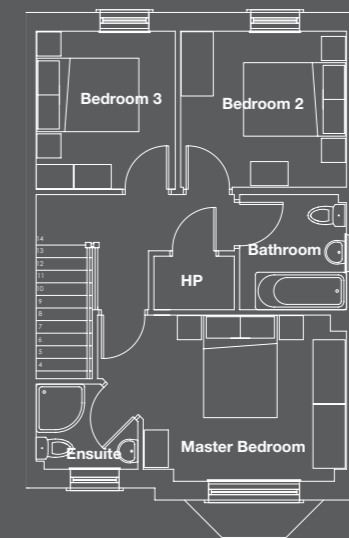
The Lodge

| Schedule | Total Area: 103 Sq m / 1105 Sq ft | |
|------------------|-----------------------------------|----------------|
| Room | m | ft |
| LOUNGE | 5.80 x 3.35 | 19'0" x 10'12" |
| KITCHEN / DINING | 5.80 x 3.00 | 19'0" x 9'10" |
| UTILITY | | |
| WC | | |
| MASTER BEDROOM | 4.50 x 3.00 | 14'9" x 9'10" |
| EN-SUITE | | |
| BEDROOM 2 | 3.40 x 3.30 | 11'2" x 10'10" |
| BEDROOM 3 | 3.40 x 2.40 | 11'2" x 7'10" |
| BATHROOM | 2.20 x 2.15 | 7'3" x 7'0" |
| STORE | | |

All dimensions are based on the maximum room width and length.



Elevation



The Hall

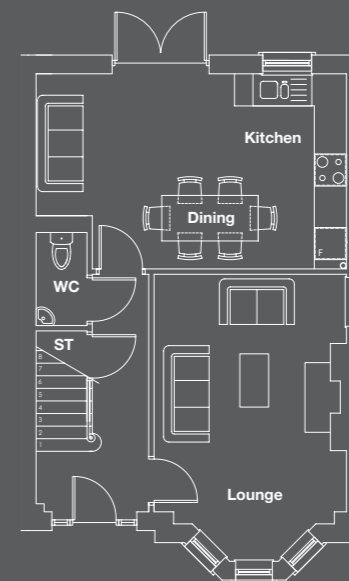
- Semi-detached house
- 3 bedrooms
- 1 reception room
- Kitchen-diner overlooking garden
- Utility option also available
- Master bedroom en-suite

First Floor

The Hall

| Schedule | Total Area: 98 Sq m / 1050 Sq ft | |
|------------------|----------------------------------|----------------|
| Room | m | ft |
| LOUNGE | 5.35 x 3.60 | 17'7" x 11'10" |
| KITCHEN / DINING | 5.80 x 3.65 | 19'0" x 11'12" |
| UTILITY | OPTIONAL | |
| WC | | |
| MASTER BEDROOM | 4.65 x 3.10 | 15'3" x 10'2" |
| EN-SUITE | | |
| BEDROOM 2 | 3.10 x 2.90 | 10'2" x 9'6" |
| BEDROOM 3 | 2.95 x 2.60 | 9'8" x 8'6" |
| BATHROOM | 2.15 x 2.00 | 7'1" x 6'7" |
| STORE | | |

All dimensions are based on the maximum room width and length.



Ground Floor

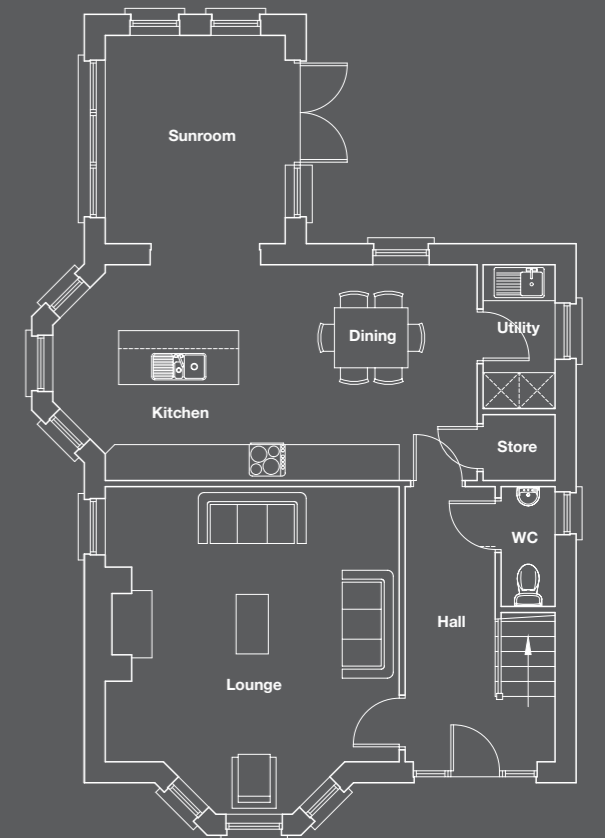
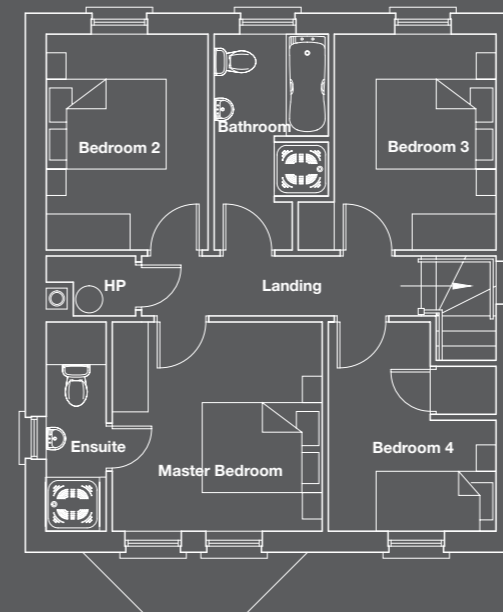


Elevation

The Elm

- Detached house
- 4 bedrooms
- 1 reception room
- Large open plan kitchen/dining
- Sun room
- Master bedroom en-suite
- Large family bathroom
- Utility room

First Floor



Ground Floor

The Elm

| Schedule | Total Area: 139 Sq m / 1500 Sq ft | |
|------------------|-----------------------------------|-----------------|
| Room | m | ft |
| LOUNGE | 5.45 x 4.90 | 17'11" x 16'1" |
| KITCHEN / DINING | 7.10 x 3.60 | 23'4" x 11'10" |
| SUN ROOM | 3.50 x 3.00 | 11'5" x 9'10" |
| UTILITY | | |
| WC | | |
| MASTER BEDROOM | 3.50 x 3.50 | 11'6" x 11'6" |
| EN-SUITE | | |
| BEDROOM 2 | 3.60 x 3.30 | 11'10" x 10'10" |
| BEDROOM 3 | 3.60 x 2.70 | 11'10" x 8'10" |
| BEDROOM 4 | 3.50 x 2.80 | 11'6" x 9'2" |
| BATHROOM | 3.60 x 1.90 | 11'10" x 6'3" |
| STORE | | |

All dimensions are based on the maximum room width and length.



D5b

2024 sq.ft / 188 sq.m

Detached 3 storey double fronted residence

2 receptions

Large open plan kitchen/family room
with feature side bay window

5 bedrooms

Master bedroom suite with dressing
room and en-suite

D5b

2024 sqft / 188 sqm



FRONT ELEVATION



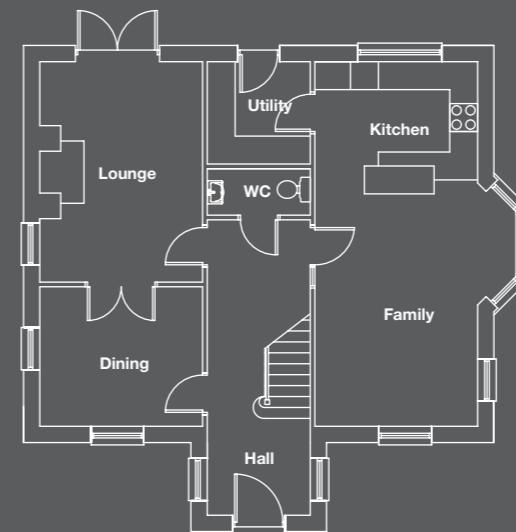
SIDE ELEVATION B



REAR ELEVATION

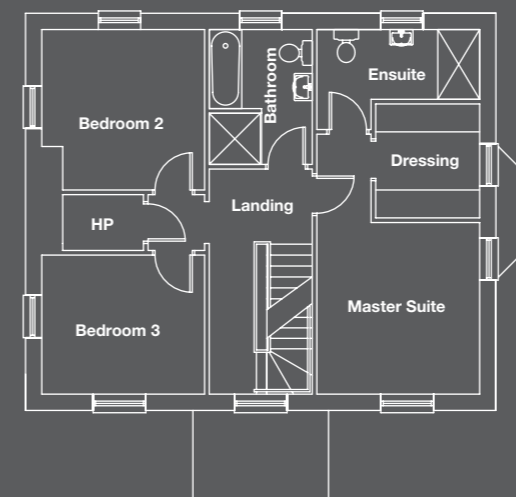


SIDE ELEVATION A



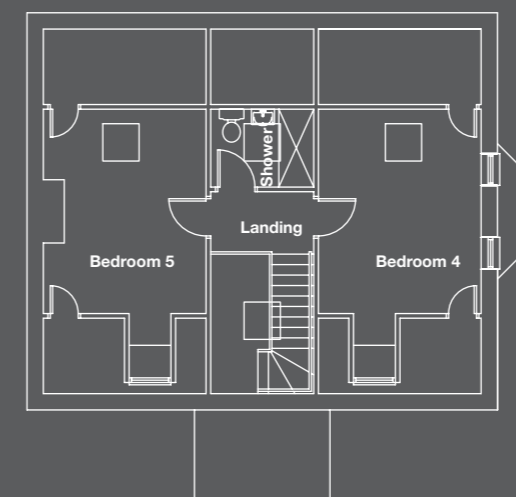
| Room | m | ft |
|------------------|-------------|---------------|
| Lounge | 3.50 x 4.74 | 11'6" x 15'7" |
| Dining | 3.50 x 3.00 | 11'6" x 9'10" |
| Kitchen / Family | 7.84 x 4.18 | 25'9" x 13'9" |
| Utility | 2.20 x 2.22 | 7'3" x 7'3" |
| WC | | |

Ground Floor



| Room | m | ft |
|--------------|-------------|---------------|
| Master Suite | 3.50 x 3.69 | 11'6" x 12'1" |
| Ensuite | | |
| Dressing | 2.45 x 2.23 | 8'0" x 7'4" |
| Bedroom 2 | 3.45 x 3.50 | 11'4" x 11'6" |
| Bedroom 3 | 3.50 x 2.99 | 11'6" x 9'10" |
| Bathroom | 2.90 x 2.21 | 9'6" x 7'3" |

First Floor



| Room | m | ft |
|--------------|-------------|---------------|
| Bedroom 4* | 3.50 x 3.68 | 11'6" x 12'1" |
| Bedroom 5* | 3.50 x 3.68 | 11'6" x 12'1" |
| Shower Room* | | |

Second Floor

*Minimum measurements, not into eaves.



S7b

1388 sq.ft / 129 sq.m

Semi detached 3 storey residence

1 reception

Large kitchen/dining

4 bedrooms

Master bedroom suite with dressing room and en-suite

Bedroom 2 with dressing room

S7b

1388 sqft / 129 sq m



FRONT ELEVATION



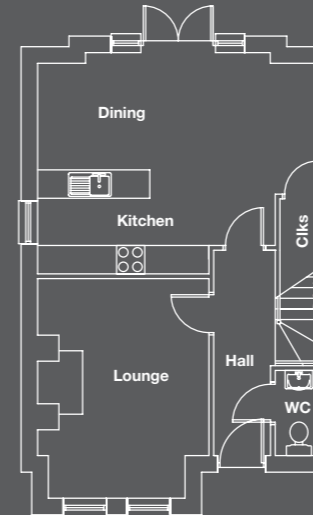
SIDE ELEVATION A



REAR ELEVATION

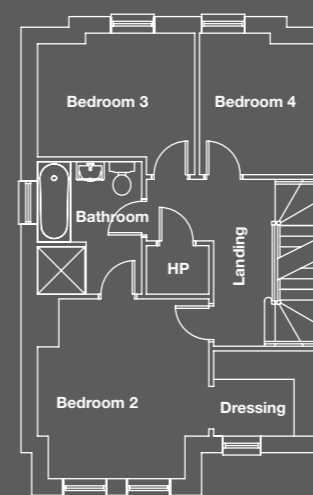


SIDE ELEVATION B



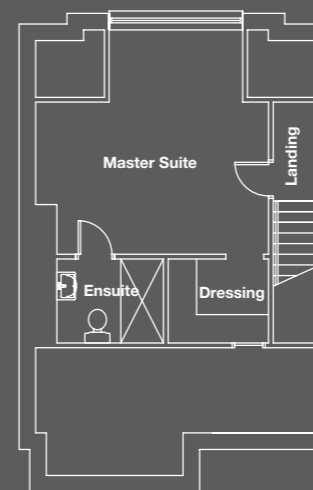
| Room | m | ft |
|------------------|-------------|----------------|
| Lounge | 4.64 x 3.62 | 15'3" x 11'11" |
| Kitchen / Dining | 6.02 x 4.67 | 19'9" x 15'4" |
| WC | | |
| Store | | |

Ground Floor



| Room | m | ft |
|-----------|-------------|----------------|
| Bedroom 2 | 3.79 x 3.62 | 12'5" x 11'11" |
| Dressing | 2.30 x 1.80 | 7'7" x 5'11" |
| Bedroom 3 | 3.32 x 2.99 | 10'11" x 9'10" |
| Bedroom 4 | 2.76 x 2.60 | 9'1" x 8'6" |
| Bathroom | 2.80 x 2.20 | 9'2" x 7'3" |

First Floor



| Room | m | ft |
|--------------|-------------|---------------|
| Master Suite | 4.92 x 4.34 | 16'2" x 14'3" |
| Ensuite | | |
| Dressing | 2.12 x 1.70 | 6'11" x 5'7" |

*Minimum measurements, not into eaves.

Second Floor



S12

1302 sq.ft / 121 sq.m

Semi detached 2 storey double fronted residence

2 Receptions

Open plan kitchen/family room

Utility

4 bedrooms, master with ensuite

S12

1302 sq ft 121 sq m



FRONT ELEVATION



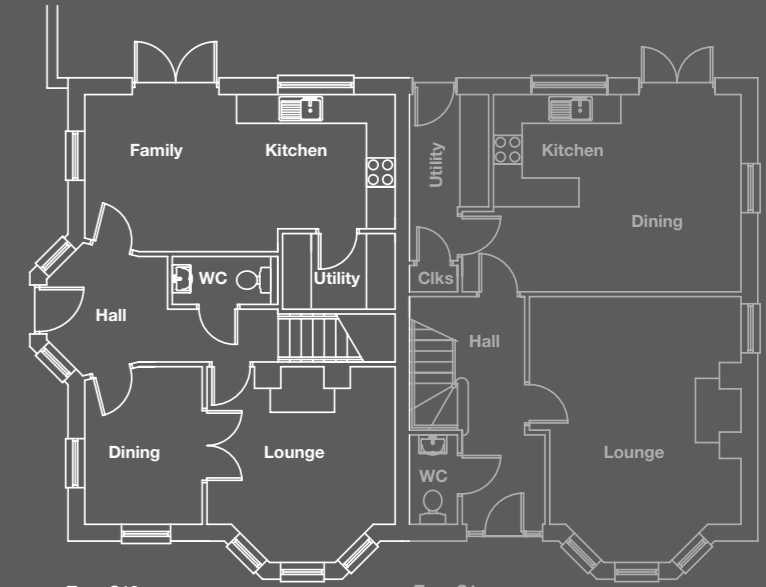
REAR ELEVATION



SIDE ELEVATION

Ground Floor

| Room | m | ft |
|------------------|-------------|----------------|
| Lounge | 4.08 x 3.92 | 13'5" x 12'10" |
| Kitchen / Family | 6.47 x 3.27 | 21'3" x 10'9" |
| Dining | 3.28 x 2.45 | 10'9" x 8'0" |
| Utility | 1.50 x 2.35 | 4'11" x 7'9" |
| WC | | |

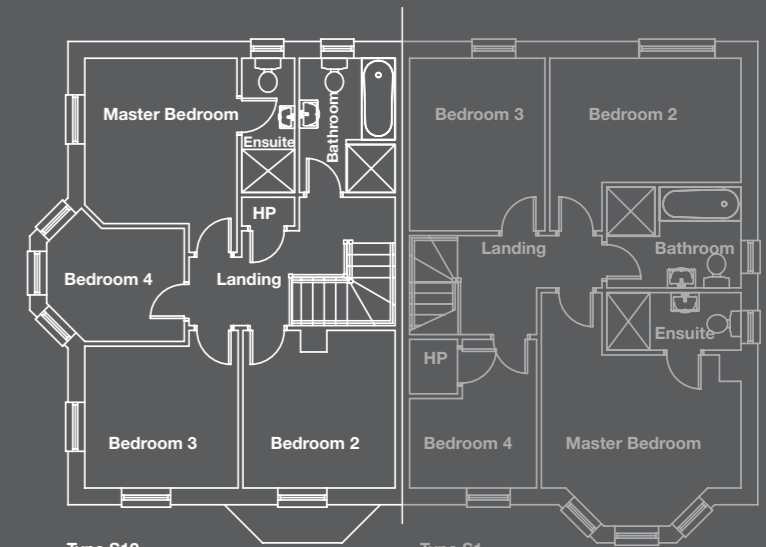


Type S12

Type S1

First Floor

| Room | m | ft |
|------------|-------------|----------------|
| Master Bed | 3.17 x 3.44 | 10'5" x 11'3" |
| Ensuite | | |
| Bedroom 2 | 3.18 x 3.29 | 10'5" x 10'10" |
| Bedroom 3 | 3.20 x 2.95 | 10'6" x 9'8" |
| Bedroom 4 | 2.87 x 2.36 | 9'5" x 7'9" |
| Bathroom | 2.00 x 2.80 | 6'7" x 9'2" |



Type S12

Type S1



- The Lodge - 3 Bedroom Semi Detached
- The Bay - 4 Bedroom Semi Detached
- The Elm - 4 Bedroom Detached with Sun Room
- The Hall - 3 Bedroom Semi Detached
- D5b - 5 Bedroom Detached 3 Storey Double Fronted Residence
- S7b - 4 Bedroom Semi Detached 3 Storey Residence



HARTLEY HALL





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