



13 GLENMILLAN PARK

BELFAST BT4 2JE

Offers Over
£450,000



DETACHED

| 4  | 1  | 2 

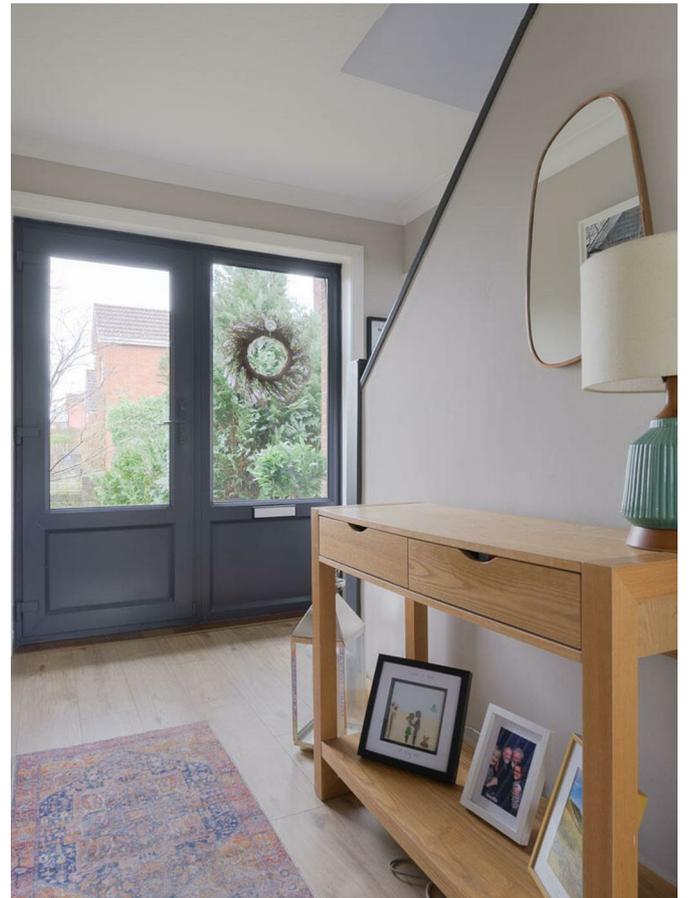
Nestled within the highly sought-after Glenmillan Park, this stunning four-bedroom detached residence combines timeless kerb appeal with modernised interiors and exceptional outdoor space. Occupying a generous site with mature gardens, private driveway, detached garage and a superb garden room, this home offers the perfect blend of style, comfort and convenience.

The property immediately impresses with its handsome brick façade, elevated position and well-maintained front gardens. A spacious driveway and garage provide superb off-street parking and storage.



KEY FEATURES

- Impressive four-bedroom detached residence set within the highly desirable and quiet Glenmillan Park area, offering exceptional kerb appeal and a commanding position among mature, established homes.
- Elegant front living room featuring large windows delivering superb natural light, crisp décor and a calm, welcoming ambience — perfect for relaxing or entertaining.
- Stunning open-plan kitchen, living and dining space, designed with modern family living in mind, boasting navy shaker cabinetry, high-quality appliances, central island and feature lighting.
- Cosy adjoining living area with stove, creating a warm and inviting hub of the home that flows seamlessly into the kitchen and out to the garden.
- Generous dining area with floor-to-ceiling picture window, framing tranquil views of the garden and offering an exceptional space for family meals and social gatherings.
- Four well-proportioned bedrooms, all thoughtfully presented, including two generous doubles and two versatile rooms perfect for guests, home office use, dressing room or hobbies.
- Stylish family bathroom with modern tiling, separate shower enclosure, full bathtub and excellent natural light—both practical and luxurious.
- Superb private rear garden, laid in lawn and framed with mature planting, offering multiple seating areas, excellent privacy and a peaceful setting for outdoor enjoyment.
- Exceptional modern garden room with a direct internet connection available, fully glazed with composite decked terrace — ideal for home working, studio use, relaxation space or additional entertaining accommodation.
- Detached garage with EV charging point and spacious driveway, providing excellent storage, workshop potential and ample off-street parking.
- Pvc double glazing and gas heating
- Broadband Speed – Ultra fast



ROOM DETAILS

ENTRANCE

*Covered and Tiled
Entrance Porch:*

GROUND FLOOR

*Spacious Entrance
Hall:*

*Lounge:
11'10" x 9'11"*

*Kitchen and Dining
Area:
9'11" x 21'4"*

*Stairs to First Floor
Landing:*

FIRST FLOOR

*Principal Bedroom:
11'11" x 9'11"*

*Bedroom Two:
11'11" x 9'5"*

*Bedroom Three:
9'10" x 8'5"*

*Bedroom Four:
8'8" x 8'10" at widest points*

Bathroom:

OUTSIDE

*Front Garden and
Driveway:*

Detached Garage:

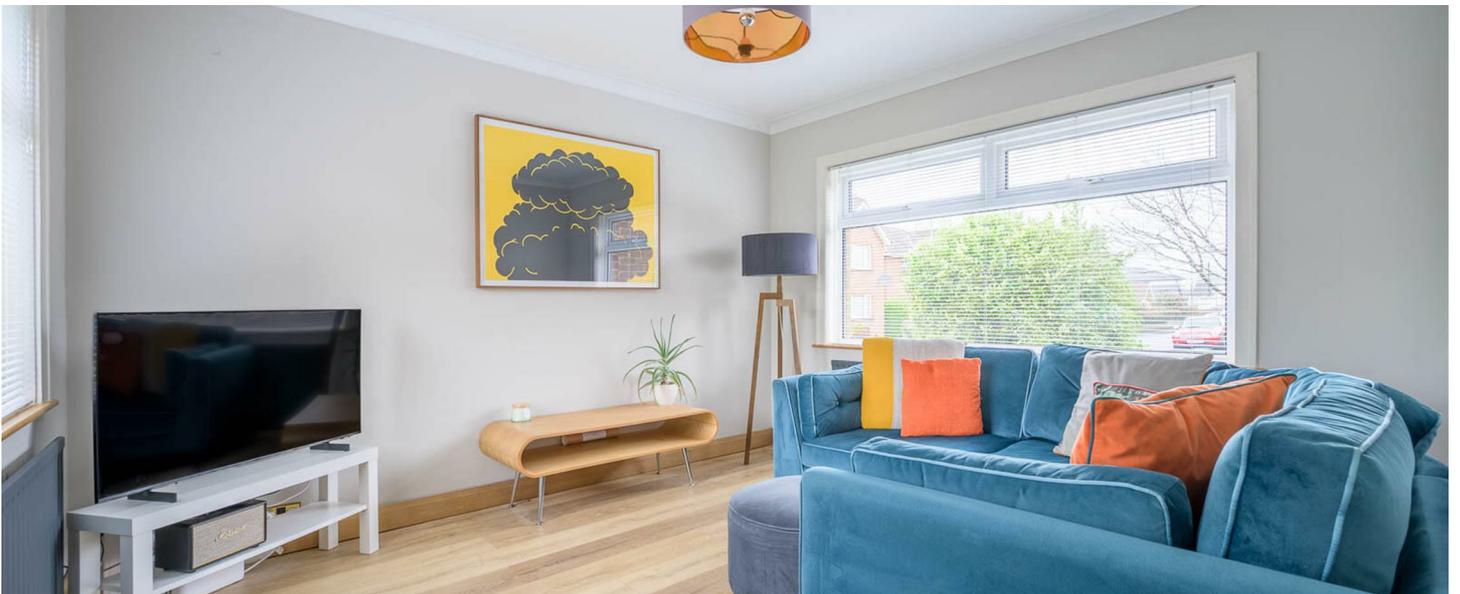
23'2" x 9'2"

Rear Garden:

Garden Room:

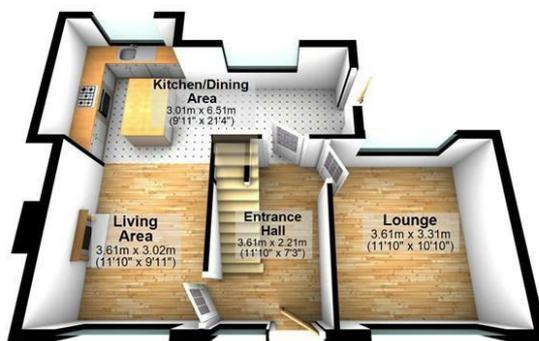
11'0" x 9'1"





FLOOR PLANS

Ground Floor



Garage



First Floor



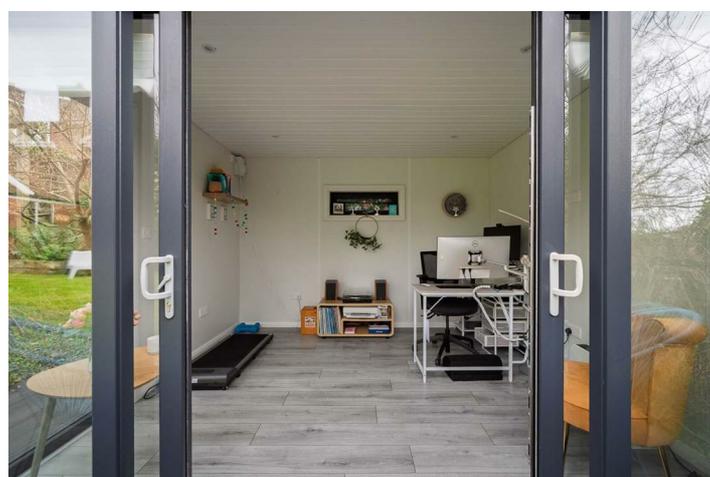
Studio/Office





DIRECTIONS

Travelling along the Old Hollywood Road towards Hollywood, Glenmillan Park is on the right-hand side. Turn right to continue on Glenmillan Park and number 13 is located on the right-hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

