



# 15 GLENMACHAN DRIVE

Belfast BT4 2RE

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*Offers Over*  
**£450,000**



DETACHED

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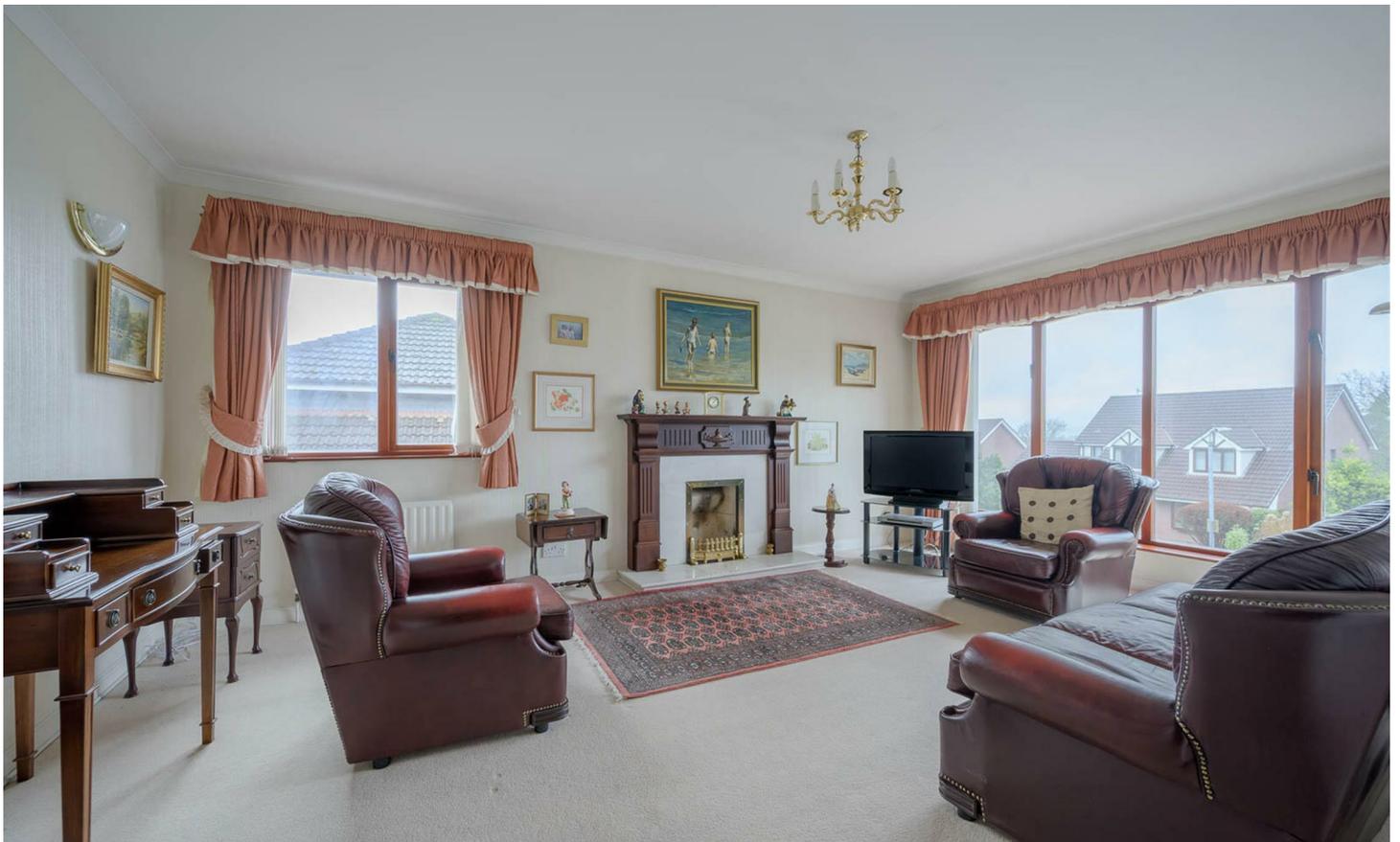
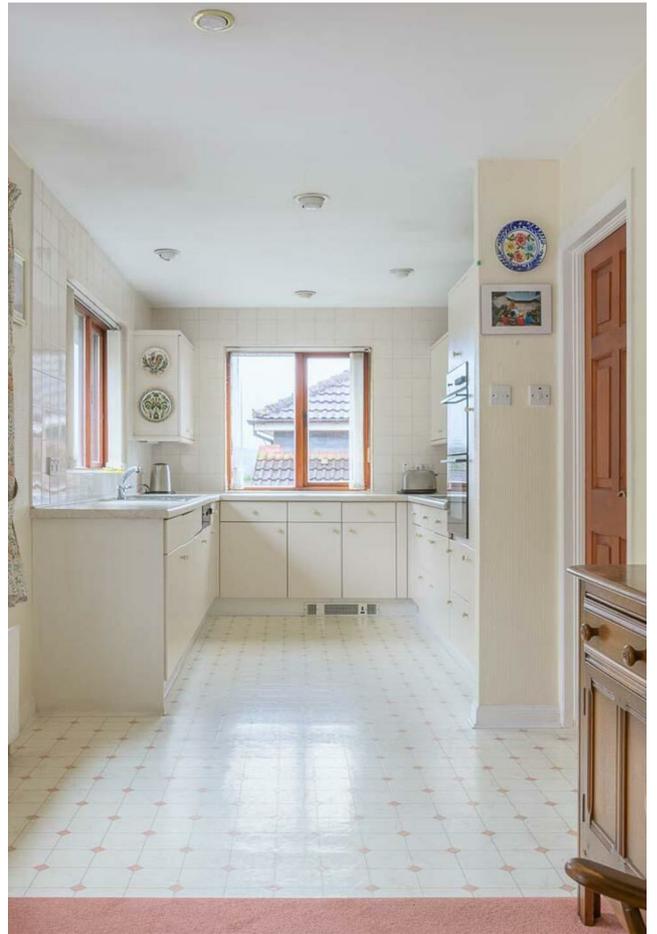
Nestled within the prestigious and mature surroundings of Glenmachan Drive, this impressive three-bedroom (formerly four-bedroom) detached home offers generous accommodation, beautifully maintained gardens and superb privacy in one of East Belfast's most sought-after residential locations. Set on an elevated site, the property enjoys excellent kerb appeal with an attractive brick façade, feature gable detailing, and a spacious driveway leading to an integral double garage.

Convenient to leading schools, Ballyhackamore, Belmont, Stormont and major commuter routes, this is a rare opportunity to acquire a distinguished home with both immediate comfort and scope to personalise in a highly desirable setting.



## KEY FEATURES

- Detached Home Originally Designed as Four Bedrooms, Now Adapted to a Generous Three-Bedroom Layout Providing Enhanced Space and Flexibility.
- Attractive Elevated Position with a Brick Façade, Gable Detailing, Landscaped Front Gardens and a Spacious Brick-Paved Driveway Leading to an Integral Double Garage.
- Welcoming Reception Hall That Sets a Bright and Inviting Tone, Connecting Seamlessly to the Main Reception Spaces.
- Elegant Lounge with Feature Fireplace and Dual-Aspect Windows, Creating a Warm and Comfortable Room with Excellent Natural Light.
- Spacious Formal Dining Room, Accessed from the Lounge, Ideal for Family Gatherings and Entertaining.
- Open-Plan Kitchen/Living/Dining Area, Offering a Relaxed Everyday Space with Garden Views and Strong Potential for Modernisation.
- Large Conservatory Overlooking the Gardens, Providing a Peaceful Year-Round Reception Area Filled with Natural Light.
- Practical Kitchen with Extensive Storage, Offering Functionality and Scope for Updating or Redesigning to Suit Modern Tastes.
- Three Well-Proportioned Bedrooms, Including a Generous Primary Bedroom Created from the Original Four-Bedroom Layout.
- Beautifully Landscaped Rear Gardens, Featuring Mature Planting, Pathways, Patio Areas and Excellent Privacy.
- Oil Heating and Double Glazed Windows



## ROOM DETAILS

### ENTRANCE

*Covered Entrance  
Porch:*

### GROUND FLOOR

*Reception Porch:*

*Ground Floor WC:*

*Reception Hall:*

*Dining Room:*

16'0" x 10'9"

*Drawing Room:*

18'7" x 13'7"

*Open Plan Kitchen /*

*Dining / Living*

*Space:*

27'9" x 14'0" at widest  
points

*Conservatory:*

13'3" x 9'0" at widest points

*Principal Bedroom:*

17'4" x 11'0" at widest  
points

*En Suite Shower*

*Room:*

*Dressing Room:*

*Bathroom:*

*Bedroom Two:*

11'8" x 10'5"

*Bedroom Three:*

11'8" x 9'7"

*Concealed Staircase:*

*Integrated Double*

*Garage:*

23'3" x 18'7" at widest  
points

### OUTSIDE

*Driveway and*

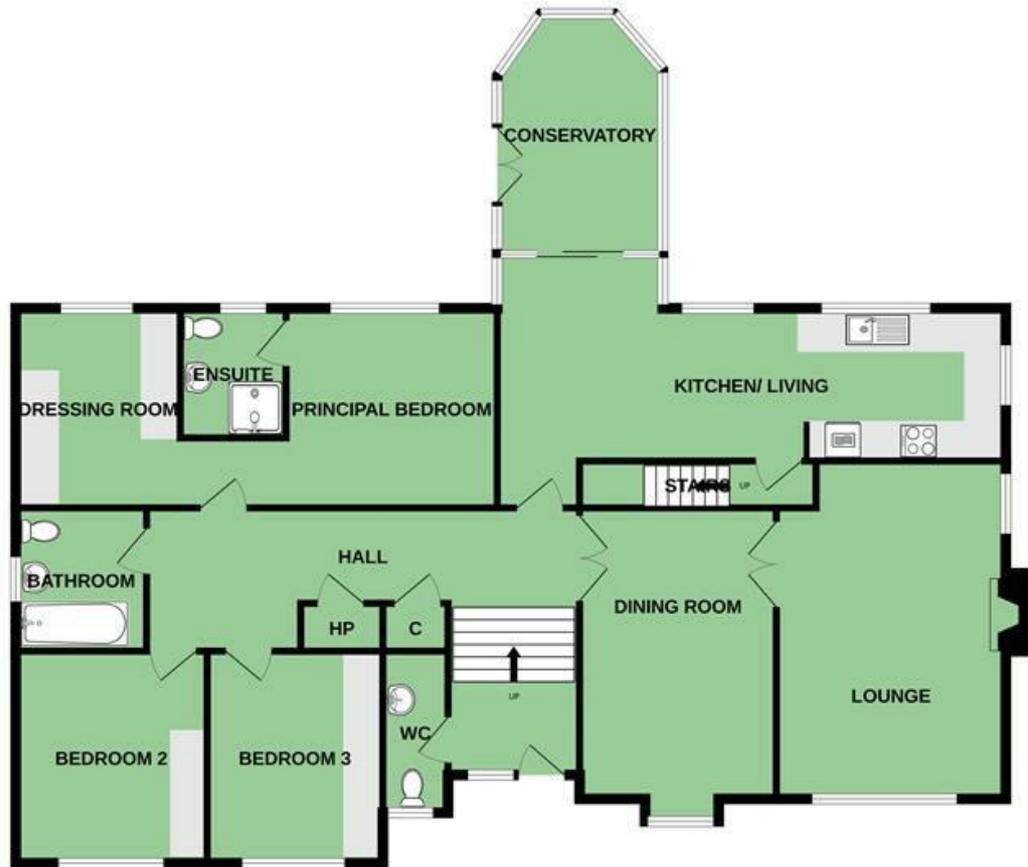
*Gardens:*



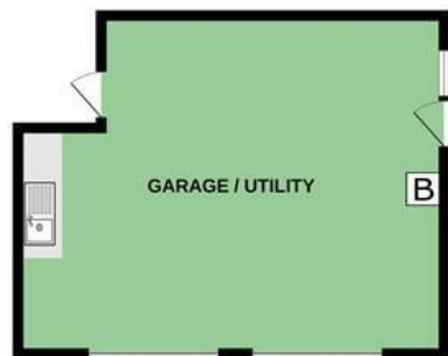


## FLOOR PLANS

GROUND FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

*Travelling along Old Hollywood Road in the direction of Hollywood. Turn right onto Cairnburn Road and no 15 is 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		80
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

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