

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



4 GLENMILLAN DRIVE, BELFAST, BT4 2JF

OFFERS AROUND £739,950

This striking contemporary home, finished to an exceptional standard and is designed for modern family living. The reception hall sets the tone with its sleek tiled flooring, recessed lighting and Velux window, leading seamlessly through a feature pocket door into the heart of the home.

The kitchen and open-plan living and dining space is truly impressive, combining bespoke cabinetry with elegant quartz work surfaces and high-spec integrated appliances. A central island and thoughtfully designed layout create a perfect balance of style and functionality, while Velux windows, a built-in window seat and a feature corner door flood the space with natural light and provide a seamless connection to the rear garden. A handcrafted walnut open-tread staircase with glass balustrade adds a stunning architectural focal point.

The property offers beautifully appointed bedrooms, including a luxurious primary suite with vaulted ceiling, two walk-in wardrobes and a stylish ensuite. Additional bedrooms are generously sized and well-finished, complemented by a family bathroom featuring a freestanding bath, walk-in rainfall shower and high-quality fittings. A well-equipped utility room enhances everyday practicality.

Externally, the home is accessed via electric gates leading to a spacious driveway with EV charging. The rear gardens are extensive, with a large patio area ideal for entertaining, a bespoke built-in BBQ space and well-maintained lawn. A garage and car port further add to the convenience.

Completed in 2020, the property benefits from underfloor heating throughout, advanced fire suppression and security systems, and meticulous craftsmanship including bespoke joinery and premium finishes. Planning permission is also in place for further extension, offering exciting potential for future enhancement.



Key Features

- Stunning Contemporary Family Home Finished To Exceptional Standards With Spacious Interiors And Elegant Design Throughout
- Beautifully Crafted Walnut Open Tread Staircase With Glass Balustrade Creating A Striking Architectural Centrepiece
- High Specification Family Bathroom With Freestanding Bath Walk In Rainfall Shower And Quality Finishes
- Secure Gated Entrance With Generous Driveway EV Charging Point Garage And Additional Car Port
- Impressive Open Plan Kitchen Living Dining Area Featuring Bespoke Cabinetry Quartz Worktops And Premium Appliances
- Luxurious Primary Suite With Vaulted Ceiling Walk In Wardrobes And Stylish Ensuite Facilities
- Extensive Rear Gardens With Large Patio Area Perfect For Entertaining And Bespoke Built In BBQ Space
- Modern Property Completed Recently Featuring Underfloor Heating Advanced Security Systems And Future Extension Potential



Reception Hall

Fully tiled flooring, recessed spotlighting, Velux window. Feature pocket door leading to Kitchen/Living.

Kitchen

10'9 x 9'2

Extensive range of modern high and low level units, quartz worksurfaces with matching upstand. Ceramic Belfast sink with mixer tap, ceramic four ring hob, NEFF double ovens and integrated dishwasher, Nordmende stainless steel fridge and freezer open to:

Kitchen/Living/Dining

40' x 20'

(At widest points)
Matching low level units with quartz worksurfaces and centre island with storage and varnished timber worksurfaces with quartz inset. Ceramic sink unit with Quooker tap. Integrated built in storage cupboard, Velux window and recessed spotlighting. Built in window seat, feature corner door to rear garden, handmade walnut open tread staircase with glass banister.

Bedroom 2

16' x 13'2

Laminate wood flooring, patio doors to patio area and rear garden.

Bathroom

12' x 11'7

Luxury white suite comprising: Low flush WC, freestanding bath with mixer tap and telephone hand shower, vanity unit with mixer tap, large walk in shower with built in rainfall shower and handheld shower. Partly tiled walls, part panelled walls, fully tiled floor, feature chrome wall mounted radiator, recessed spotlighting.

Utility

11' x 10'5

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for dryer, fully tiled floor.

Bedroom 3

13'4 x 11'9

Wood effect tiled flooring.

First Floor Landing

Approached by a hand crafted walnut and glass staircase, feature exposed beam with Velux window.

Primary Suite

15' x 13'5

Vaulted ceiling. Ensuite with modern white suite comprising: Walk in shower, double wash hand basin with storage, low flush WC, recessed spotlighting, fully tiled floor and partly tiled walls. Two separate walk in wardrobes with rails and shelving, one with electric Velux window.

Bedroom 4

11'5 x 11'5

(At widest point)

Outside

Accessed through electric gates: Stoned driveway to front with excellent parking area for 3/4 cars and EV charging point.

Extensive gardens to rear with lawn and large extended patio area all with boundary fencing. Hot and cold outside taps, outside lighting and power points. Hand built, one off BBQ area with built in fittings.

Garage

15' x 11'7

Electric up and over door, gas fired boiler.

Car Port Area

Additional Information

This impressive property offers approximately 3,000 sq ft of living space, with planning permission already secured for a further 600 sq ft extension. Completed in 2020, the home features a comprehensive underfloor heating system across both the ground and first floors, alongside a water mist fire suppression system (ICO) and a PIP security and fire system for added safety and peace of mind. The interior showcases exceptional craftsmanship, including a hand-built kitchen and utility units, a one-off bespoke staircase, and solid pine internal doors throughout. The Vokera boiler was last serviced on 10/04/2026, ensuring efficient performance. Additional highlights include electric gates and a garage door, a Quooker tap, and high-quality NEFF and Normende appliances.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations (2017), we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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