



4 Richmond Mews, Belfast, BT10 0PB

Price Guide £280,000

Located within a quiet, cul de sac just off the Upper Lisburn Road we are pleased to offer for sale this well presented semi-detached home. The accommodation is spacious and comfortable accommodation ideally suited to first-time buyers, growing families and those seeking a convenient residential location. On the ground floor there is a bright & spacious lounge, kitchen / dining room, utility and access to garage. The first floor comprises three well-proportioned bedrooms and family bathroom. Externally, the property benefits from a driveway providing off-street parking and an attached garage offering excellent storage. The enclosed rear garden is in lawn with a decked patio area providing pleasant outdoor space. Richmond Mews enjoys a convenient location close to a wide range of local amenities, leading schools, shops, cafés and excellent transport links to Belfast city centre and beyond.

- Well Presented Semi - Detached Home
- Spacious Lounge With Feature Fireplace
- Utility Room & Attached Garage
- Driveway To Front Providing Off Street Parking
- Quiet Cul-De-Sac Location
- Three Generous Bedrooms (Two With Built In Robes)
- Open Plan Kitchen / Dining
- Enclosed Rear Garden In Lawn With Decked Patio
- Close To Excellent Transport Links & Leading Schools
- Ideal First Time Home Or Well Suited To Young Families Or Those Looking To Downsize

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door.

RECEPTION HALL



LOUNGE 14'5" x 12'9" (4.4 x 3.9)



Feature fireplace, wooden floor.

KITCHEN / DINING 17'8" x 9'10" (5.4 x 3.0)

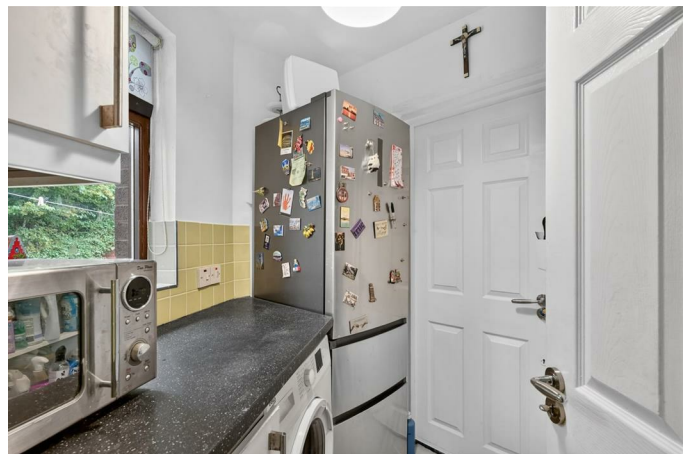


Contemporary range of high and low level units, 1.5 stainless steel sink unit with

drainer, 4 ring electric hob, concealed extractor, integrated double oven, sliding patio doors, tiled flooring, part tiled walls.



UTILITY ROOM 6'2" x 5'2" (1.9 x 1.6)



High and low level units, plumbed for washing machine.

ON THE FIRST FLOOR



BEDROOM ONE 12'9" x 10'5" (3.9 x 3.2)



Built in robes.

BEDROOM TWO 11'1" x 10'2" (3.4 x 3.1)



Built in robes.

BEDROOM THREE 7'10" x 6'2" (2.4 x 1.9)

BATHROOM



White suite comprising bath with shower over, low flush W.C, pedestal wash hand basin, fully tiled walls, tiled flooring.

ATTACHED GARAGE 16'0" x 11'9" (4.9 x 3.6)

OUTSIDE

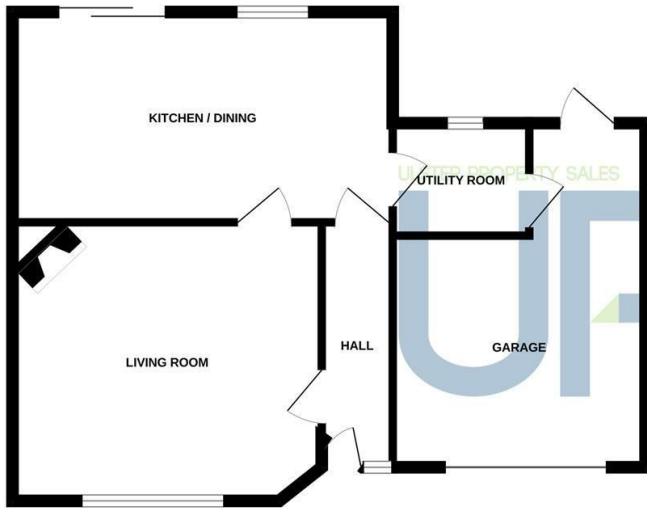


Enclosed rear garden in lawn, decked patio, driveway to front.

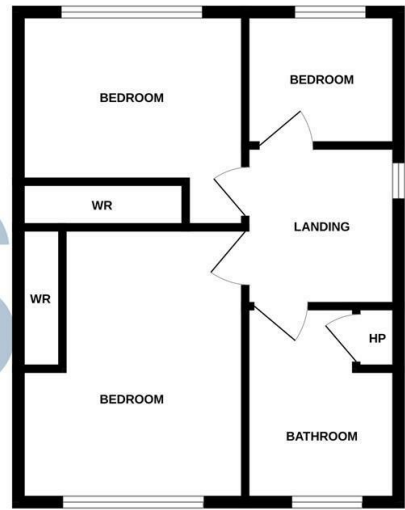


Floor Plan

GROUND FLOOR

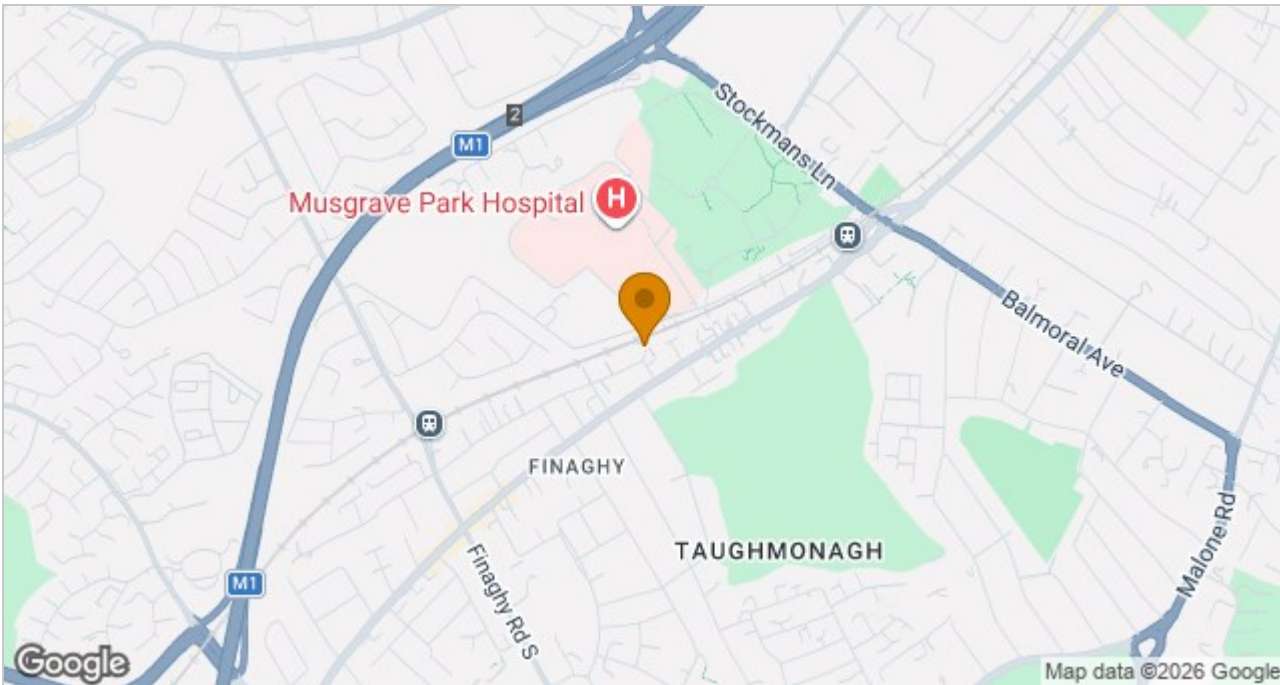


1ST FLOOR



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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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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