



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SITE 40 TEAL ROCKS
(OPTIONAL GARAGE),**

ASKING PRICE £260,000

Welcome home to Teal Rocks – living, shaped by nature.

Discover your new home in the heart of Strangford Lough. Teal Rocks offers idyllic shoreside living for those seeking the perfect blend of natural beauty and modern convenience.

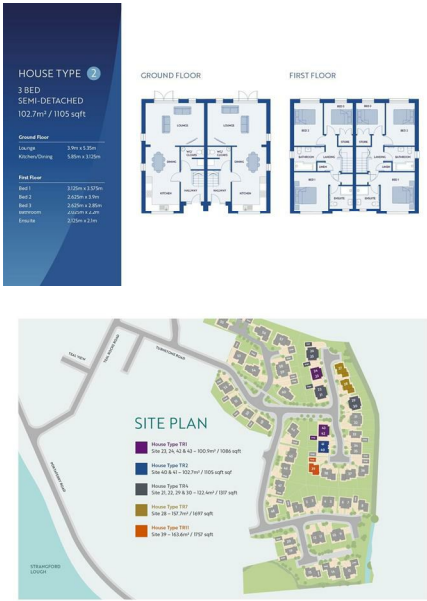
Boasting breathtaking vistas of the Lough and majestic Mourne Mountains beyond and with easy access to Belfast, the Teal Rocks development of elegant detached and semi-detached homes is developed by the renowned McAlorum Group.

Offering easy access to National Trust sites, nature reserves, and leisurely strolls, living here makes every day feel like an adventure. Whether you're drawn to the tranquility of Barr's Bay for a refreshing swim or the vibrant ambience of Greyabbey Village for eclectic shopping and dining, you can embrace a lifestyle where every moment is framed by natural beauty and endless possibilities.



HOUSE TYPE 2

Key Features



SPECIFICATION

CONSTRUCTION

External cavity walls finished in a variety of through coloured renders and brick. Concrete roof tiles with painted finish timber soffits and fascia boards. Grey UPVC framed double glazed windows. Painted walls, ceilings and woodwork throughout. Moulded skirtings and architraves. Internal doors with ironmongery.

FLOORING

Carpets and underlay to lounge, bedrooms, stairs and landing. Tiles entrance hall, cloakroom/kitchen/bathrooms.

KITCHEN

Choice of high-quality kitchen doors in a selection of colours. Choice of handles and worktops. 1 1/2 bowl stainless steel sink and drainer. LED under lighting to kitchen units. Recessed LED down lighters to ceilings.

KITCHEN APPLIANCES

Branded integrated appliances to include:

- Fridge/Freezer.
- Dishwasher.
- Four zone induction hob.
- Electric oven and extractor hood.
- Free standing washing machine.

BATHROOM/EN SUITE/WC

Contemporary white sanitary ware. Tiling to shower enclosures. Tiling around the bath, shower over bath and glass shower screen where shower bath applies. Tiled splashback to standard. Choice of tiling. Thermostatically controlled showers. Thermostatically controlled drench dual shower head in en suite. Slimline trays. Heated towel rails to bathroom, en suite and cloakroom.

EXTERNAL

- Outside tap.
- Landscaped garden.
- Lawns to front and rear.
- Rear garden enclosed with fencing.
- Driveways to be tarmac/bitmac finish with paved pathways.
- UPVC double glazed windows and UPVC rear door.
- Bespoke painted timber front door kit with secure multi point locking system.
- External lighting to front and rear doors.

ELECTRICAL/TECHNICAL

- Comprehensive range of electrical sockets/TV/telephone/USB/network points.
- BT Openreach available.
- Mains smoke and carbon monoxide detectors.
- Security alarm.
- Gas fired central heating, boiler with 7 year warranty.
- Energy efficient design.

OTHER

NHBC 10 year buildmark warranty.

TEAL ROCKS

PORTAFERRY ROAD

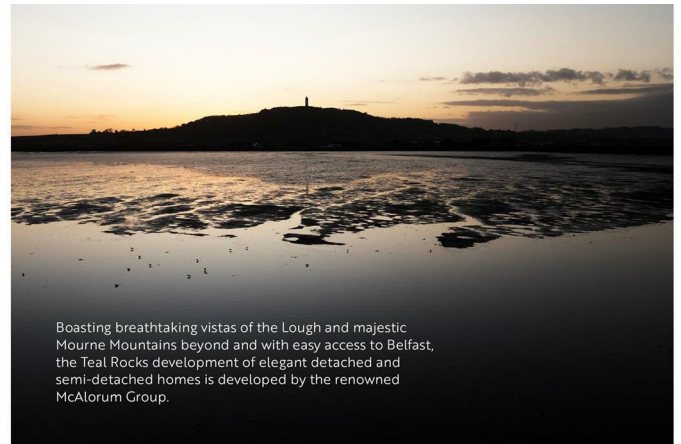


DETACHED AND SEMI-DETACHED
SHORESIDE HOMES

LIVING, SHAPED BY NATURE.



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TEAL ROCKS
PORTAFERRY ROAD



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Reeds Rains


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DISCLAIMER

These particulars do not constitute any part of an offer or contract. No reliance should be placed on the statements contained in these particulars which are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area only and are based on the current practice of the Hong Kong Surveying Practice (8th Edition April 2002). House type elevations and internal details (including but not exclusively) configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of sale. The Vendor does not warrant whether the Seller, Agent, broker, or any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property Agent's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.

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 91811444.

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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