

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

**028 91811444**

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**TR6, SITE 33 TEAL ROCKS  
(OPTIONAL GARAGE),**

**ASKING PRICE £360,000**



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 **6**

# Key Features

HOUSE TYPE 6

A BED  
DETACHED  
129 hp² / 1389 sqft

Ground Floor

Architectural Drawing: 6.00m x 5.00m  
Lounge: 4.90m x 3.07m  
Kitchen: 3.00m x 2.00m  
Utility

First Floor

Architectural Drawing: 3.07m x 4.90m  
Bedroom: 2.00m x 2.00m  
Bed 2: 1.50m x 2.00m  
Bed 3: 2.00m x 2.00m  
Bathroom: 2.00m x 2.00m

GROUND FLOOR



FIRST FLOOR



CONCRETEWORK

External cavity walls finished in a variety of through-coloured renders and brick. Concrete roof tiles with painted finish. Concrete paths and back borders. Grey UPVC thermal double glazed windows. Painted walls, ceilings and woodwork throughout. Moulded skirting and architraves. Internal doors with emergency.

ROOFING

Ceramic and underlay to lounge, bedrooms, stairs and landing. Tiles terrace hall, cloakroom/kitchen/bathroom.

KITCHEN

Choice of high-quality kitchen doors in a selection of colours. Choice of handles and worktops. LED band illumination steel sink and drainer. LED under lighting to kitchen units. Recessed LED down lighters to ceiling.

KITCHEN APPLIANCES

Standard integrated appliances to include: Fridge/freezer. Dishwasher. Four zone ceramic hob. Electric oven and extractor hood. Free standing washing machine.

BATHROOM/FITTING

Contemporary white sanitary ware. Tiling to shower enclosure. Tiling around the bath, shower, over bath and glass shower screen where shower bath exists. Tiled splashback to standard. Choice of tiling. Thermostatically controlled showers. Thermostatically controlled shower & oil shower head in an suite. Shower trays. Heated towel rail to bathroom, en suite and cloakroom.

ELECTRICAL/TECHNICAL

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

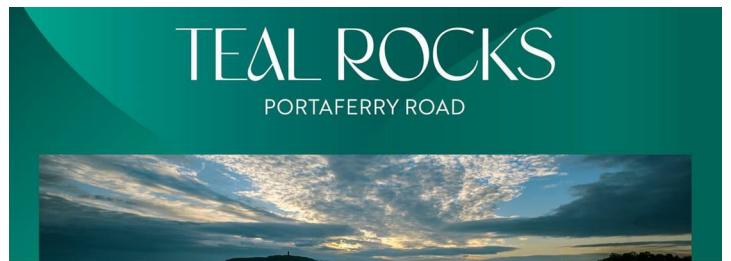
OTHER

No management company fees - manage your own property independently. NHBC 10 year buildmark warranty.

EXTERNAL

Outside tap. Landscaped garden. Lawns to front and rear. Rear garden enclosed with fencing. Driveway to be kerbed/retained. Front 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.



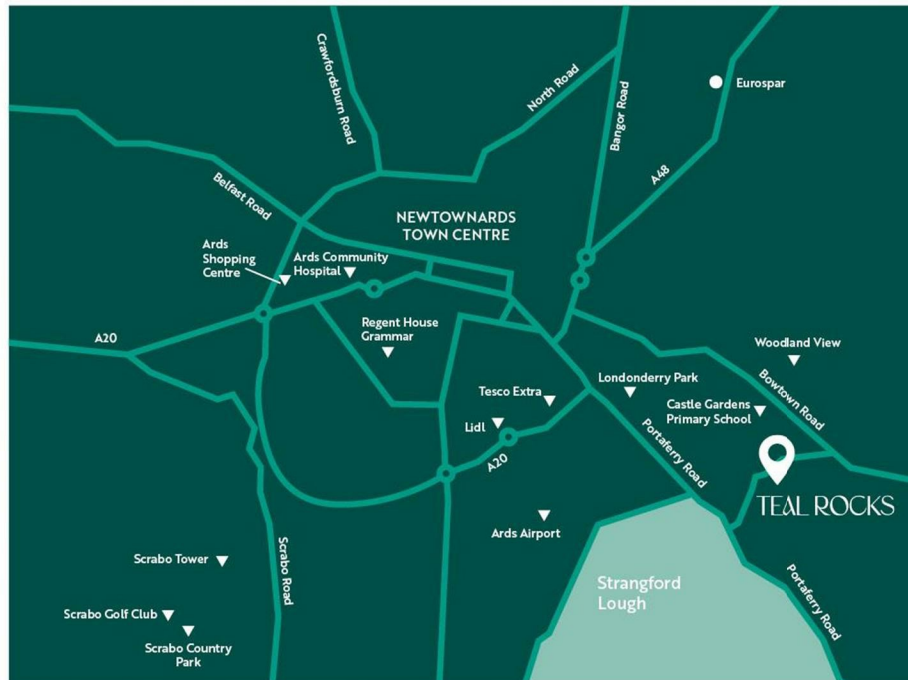


DETACHED AND SEMI-DETACHED SHORESIDE HOMES

## LIVING, SHAPED BY NATURE.

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



# TEAL ROCKS

PORTAFERRY ROAD

## DEVELOPER



028 9187 7840  
5 - 7 Dellmount Avenue,  
Bangor, Co. Down, BT20 4TZ  
info@mcaiorum.co.uk

## JOINT SELLING AGENTS



Reeds Rains

Since 1881

028 9166 3721  
18 Main Street, Bangor, BT20 5AG  
bangor\_ni@reedrains.co.uk




028 9181 1444  
46 High St, Newtownards, BT23 7HZ  
newtownards@ulsterpropertysales.co.uk

## DISCLAIMER

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and therefore a purchaser must carry out his own investigation of the truth of the statements of fact contained in these particulars. No measurement or area is shown as the Sale Area which is calculated in accordance with the RICS Code of Measuring Practice 2015 Edition (or 21. House type, construction and internal details including but not restricted to descriptions of kitchen, bathroom and bedrooms may be subject to alteration from the information and plan included in the Particulars. The above particulars are to be read in conjunction with the current specifications in the form of contract. The Particulars do not constitute a contract. The Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty as to the accuracy of any property, which is mentioned and stated above, and 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

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028 9188 8000

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028 4461 4101

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028 9064 1264

GLENGORMLEY  
028 9083 3295

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028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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