

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**TR4, SITE 31 TEAL ROCKS,  
NEWTOWNARDS, BT23**

**ASKING PRICE £310,000**

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 4

# Key Features

## HOUSE TYPE 4

4 BED  
SEMI-DETACHED  
122.5m<sup>2</sup> / 1318 sqft

Ground Floor	
Kitchen/Dining/Entry	5.5m x 5.5m
Living	4.5m x 3.75m
First Floor	
Bed 1	3.75m x 3.5m
Bed 2	3.25m x 3.5m
Bed 3	3.0m x 3.5m
Bed 4	3.0m x 3.5m
Bathroom	2.50m x 2m
Bedroom	3.0m x 3.00m

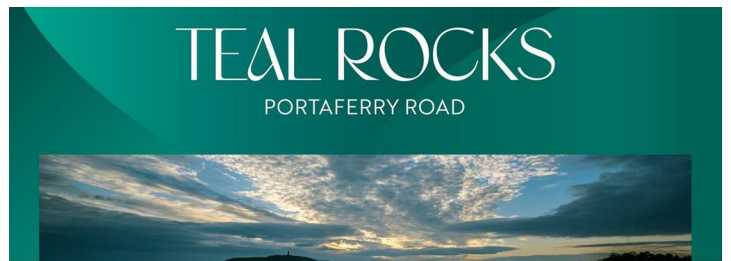
GROUND FLOOR FIRST FLOOR



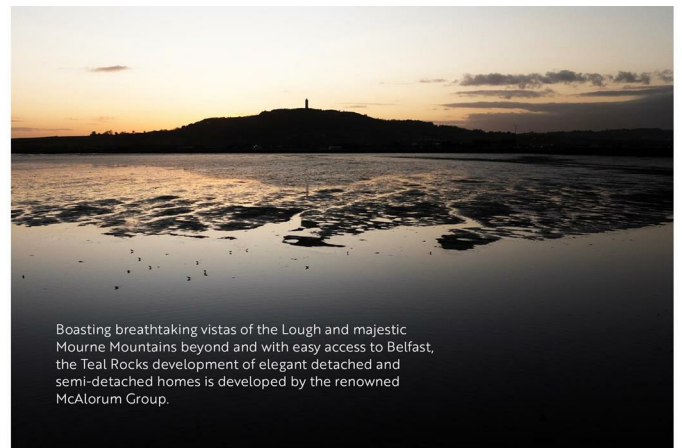
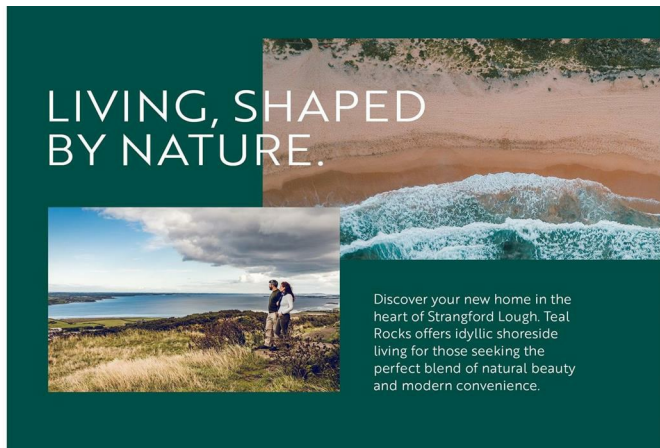
## SPECIFICATION

<b>CONCRETEWORK</b> 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. Houled skirting and architraves. Internal doors with porcupine. <b>PLASTERING</b> Carpet and underlay to lounge, bedrooms, stairs and landing. Bathrooms. Tiled entrance hall, cloakroom/kitchen/bathroom. <b>KITCHEN</b> Choice of high-quality kitchen doors in a selection of colours. Choice of handles and worktops. LED under kitchen sink and dinner. LED under lighting to kitchen units. Recessed LED down lights to ceiling.	<b>KITCHEN APPLIANCES</b> Branded integrated appliances to include: Fridge/freezer. Oven/hotplate. Four zone ceramic hob. Electric oven and extractor hood. Free standing washing machine. <b>BATHROOM FITTINGS</b> Contemporary white sanitary ware. Filing to shower enclosure. Filing around the bath, shower over bath and glass shower screen where shower bath exists. Tiled splashback to standard. Choice of tiling. Thermotatically controlled showers. Thermotatically controlled shower & of shower head in an suite. Shower trays. Heated towel rail to bathroom, en suite and cloakroom.	<b>EXTERNAL</b> Outside tap. Landscaped garden. Lawns to front and rear. Rear garden enclosed with fencing. Downward to be lawn/mosaic finish with paved pathways. UPVC double glazed windows and UPVC rear door. Brickwork painted timber front door kit with secure multi point locking system. External lighting to front and rear doors. <b>ELECTRICAL/TECHNICAL</b> Comprehensive range of electrical sockets (7/13amp/100V/150V) network points. BT Openreach available. Honey smoke and carbon monoxide detectors. Security alarm. Gas fired central heating boiler with 7 year warranty. Energy efficient design. <b>OTHER</b> No management company fees - manage your own property independently. NBS 10 year buildback warranty.
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DETACHED AND SEMI-DETACHED  
SHORESIDE HOMES



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living, shaped by nature.





Offering easy access to National Trust sites, nature reserves, and leisurely strolls, living here makes every day feel like an adventure.



TEAL ROCKS  
PORTAFERRY ROAD



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Bangor, Co. Down, BT20 4TZ  
info@mcacorum.co.uk



## Reeds Rains


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18 Main Street, Bangor, BT20 5AG  
bangor\_ni@reedsrains.co.uk



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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

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028 9047 1515

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028 9066 1929

NEWTOWNARDS  
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RENTAL DIVISION  
028 9070 1000



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