

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
122.5m² / 1318 sqft

Ground Floor	
Kitchen/Dining Family	6.0m x 3.8m
Living	4.6m x 3.0m
Store	
First Floor	
Bed 1	3.0m x 3.0m
Bed 2	2.5m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Bathroom	2.0m x 1.0m



SPECIFICATION

CONSTRUCTION
External cavity walls finished in a variety of finish including modern and brick.
Concrete roof tiles with patterned finish
Concrete paths and back borders.
Grey UPVC framed double glazed windows.
Painted walls, ceilings and woodwork throughout.
Moulded skirting and architraves.
Internal doors with stormongry.

FINISHES
Carpet and underlay to lounge, bedrooms, stairs and landing.
Tile entrance hall, cloakroom/kitchen bathroom.

KITCHEN
Choice of high-quality kitchen doors in a selection of colours.
Choice of handles and worktops.
LED under cabinet strip and dinner LED under lighting to kitchen units.
Recessed LED down lights to ceiling.

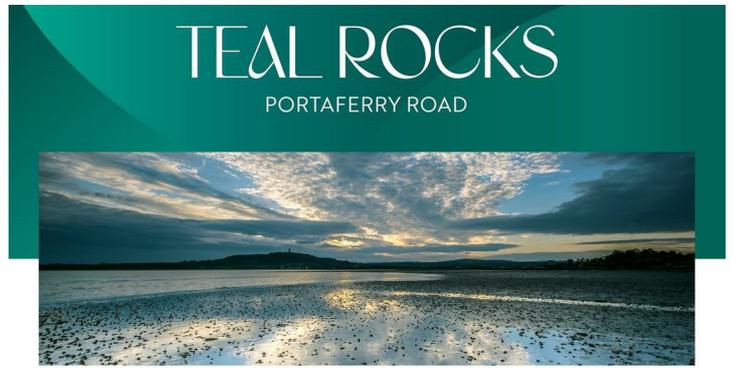
KITCHEN APPLIANCES
Branded integrated appliances to include: Fridge/Freezer, Dishwasher, Four zone ceramic hob, Electric oven and extractor hood, Free standing washing machine.

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

EXTERNAL
Outside tap, Landscaped garden, Lawn to front and rear, Rear garden enclosed with fencing, Driveway to be formed between blocks with paved pathways, UPVC Cladding to ground 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/telephones/USB network points.
BT Openreach available.
Heavy mould and carbon monoxide safety alarm.
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 buildback warranty.



DETACHED AND SEMI-DETACHED SHORESIDE HOMES

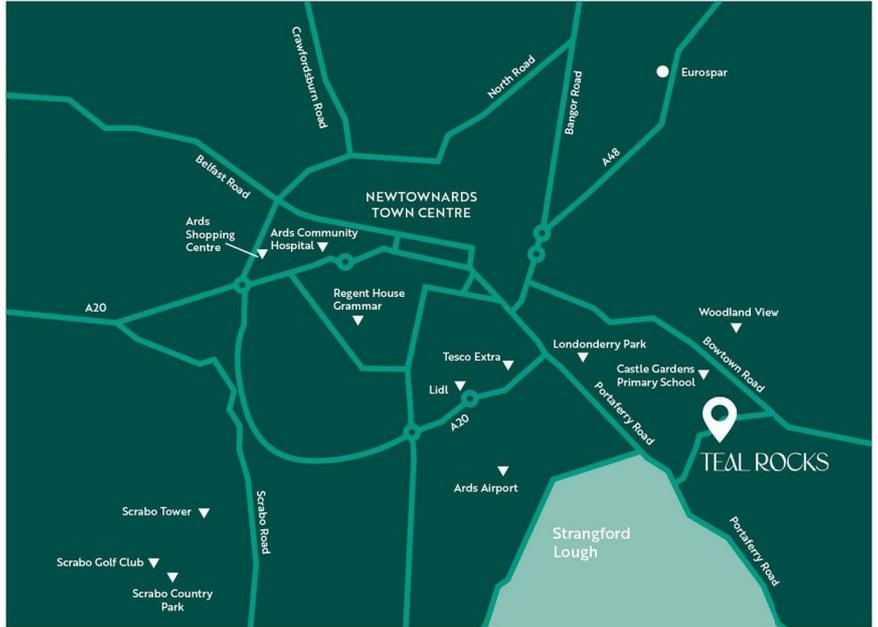
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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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