



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**TR2, SITE 34 TEAL ROCKS,
NEWTOWNARDS, BT23**

ASKING PRICE £279,500

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

HOUSE TYPE 2

3 BED
SEMI-DETACHED
102.7m² / 1105 sqft

Ground Floor

Living Room 3.9m x 3.9m
Kitchen/Dining 5.0m x 3.25m

First Floor

Bed 1 3.05m x 3.97m
Bed 2 2.03m x 3.9m
Bed 3 2.03m x 3.9m
Bathroom 2.03m x 2.0m
Ensuite 2.03m x 2.2m

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. Hatched doors with stormranger.

ROOFING

Carports and underlay to barge, bathroom, stairs and landing. Bathroom.

KITCHEN

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

KITCHEN/APPLIANCES

Branded integrated appliances to include:
Fridge/Freezer.
Oven/hotplate.
Four zone ceramic hob.
Electric oven and extractor hood.
Free standing washing machine.

BATHROOM/EN SUITE/FITTING

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.
Thermatically controlled showers.
Thermatically controlled shower & of shower head in an suite.
Shower traps.
Heated towel rails to bathroom, en suite and cloakroom.

EXTERNAL

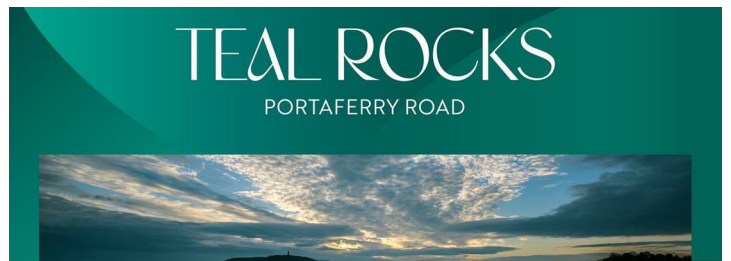
Outside tap.
Landscaped garden.
Lawns to front and rear.
Rear garden enclosed with fencing.
Downward to be lawn/mown/straw with paved pathways.
UPVC double glazed windows and UPVC rear door.
Brickwork painted timber front door kit with secure multi point locking system.
External lighting to front and rear doors.

ELECTRICAL/TECHNICAL

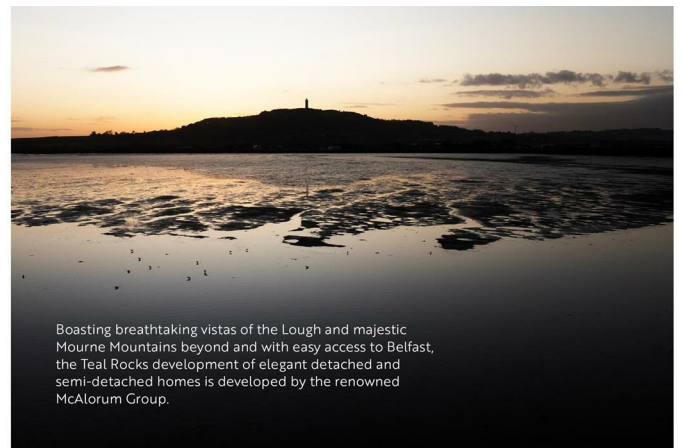
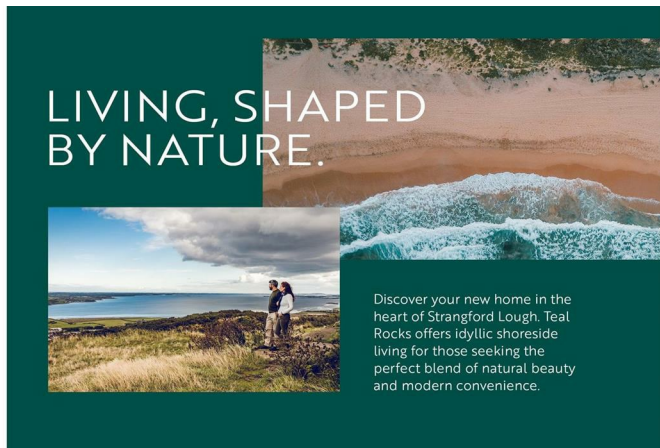
Comprehensive range of electrical sockets/TV/data/home/USB network points.
BT Openreach available.
Honey smoke and carbon monoxide detector.
Security alarm.
Gas fired central heating boiler with 7 year warranty.
Energy efficient design.

OTHER

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



DETACHED AND SEMI-DETACHED
SHORESIDE HOMES



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.



Welcome home to Teal Rocks –
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



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



Reeds Rains
- Since 1863 -

028 9146 3721
18 Main Street, Bangor, BT20 5AG
bangor_ni@reedsrains.co.uk




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

DISCLAIMER

These particulars do not constitute any part of any offer or contract. None of the statements contained in these particulars 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 in Net Sales Area which is calculated in accordance with the RICS Code of Measurement 5th Edition (AP2). House type, external and internal details (including but not excluding) 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 purchase. The Vendor or its agents, including the Estate Selling Agent, nor 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 and plans. Plans are for only. Plans are not to scale and all dimensions 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.

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

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark