



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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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 3.22m

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 stormangery.

ROOFING

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 stormangery.

KITCHEN

Choice of high-quality kitchen doors in a selection of colours. Choice of handles and worktops. LED under lighting to kitchen units. LED under lighting to kitchen units. Recessed LED down lights 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/EN SUITE/TV

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 rails to bathroom, en suite and cloakroom.

ELECTRICAL/TECHNICAL

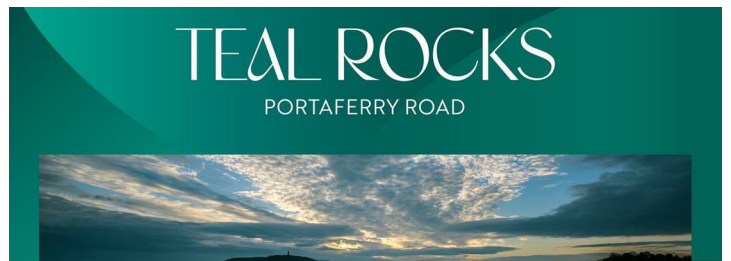
Comprehensive range of electrical sockets/TV/telephones/USB network points. BT Openreach available. Heating, smoke and carbon monoxide detection. Security alarm. Gas fired central heating boiler with 7 year warranty. Energy efficient design.

OTHER

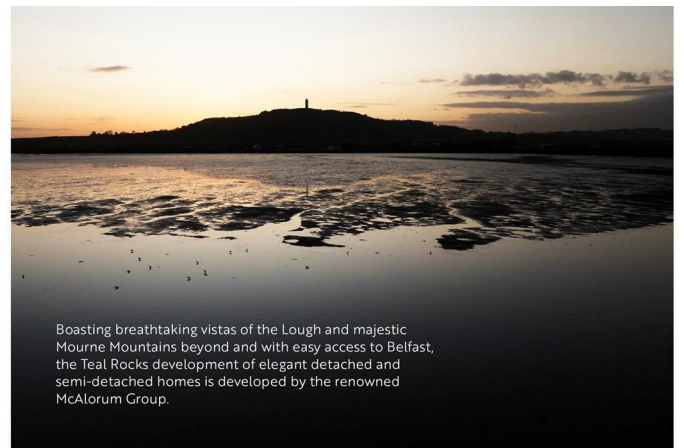
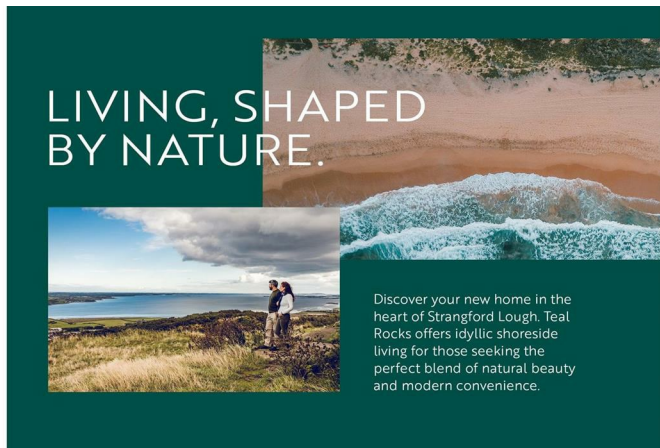
No management company fees - manage your own property independently. NHBC 10 year buildback warranty.

EXTERNAL

Outside tap. Landscaped garden. Lawns to front and rear. Rear garden enclosed with fencing. Downspout to be below/behind fence 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



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TEAL ROCKS
PORTAFERRY ROAD



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Reeds Rains
- Since 1863 -

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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 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 which is calculated in accordance with the RICS Code of Measurement 6th Edition (April 2015). House type elements and internal detail (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 of the property. The Vendor and the Seller make no representation or warranty to the buyer or any person in their employment, his any authority to make or give any representation or warranty whatever in relation to any property artist's impressions and internal photographs are for guidance only. Plans are not to scale and all dimensions given 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

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028 9072 9270

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028 9188 8000

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028 4461 4101

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GLENGORMLEY
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NEWTOWNARDS
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RENTAL DIVISION
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