

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



**TR7A, SITE 37 TEAL ROCKS  
(INCLUDING GARAGE),**

**ASKING PRICE £440,000**

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 7a

# Key Features

**HOUSE TYPE** 7A

**4 BED DETACHED**  
 127.7sq ft / 1697 sqft  
 excluding garage

**Ground Floor**

Living/Dining Office 14.0m x 2.75m  
 Kitchen/Breakfast Room 10.0m x 10.0m  
 Lounge 4.0m x 13.75m  
 Single Garage 8.25m x 13.75m  
 WC/Ensuite  
 Utility

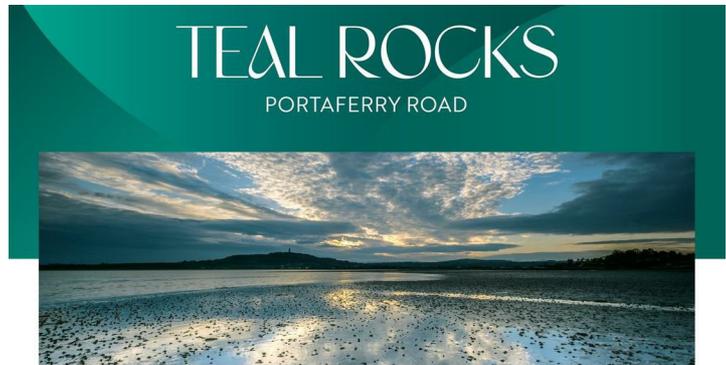
**First Floor**

Bed 1 4.8m x 13.75m  
 Bath  
 Bed 2 4.0m x 13.75m  
 Bed 3 10.0m x 13.75m  
 Bed 4 10.0m x 13.75m  
 Bedroom 2.0m x 2.8m

GROUND FLOOR      FIRST FLOOR

## SPECIFICATION

- CONSTRUCTION**
- External cavity walls finished in a variety of finish including modern and brick.
  - Concrete roof tiles with painted finish to eaves, gables and back roof.
  - Grey UPVC framed double glazed windows.
  - Painted walls, ceilings and woodwork throughout.
  - Moulded skirting and architraves.
  - Internal doors with intercometry.
- FINISHES**
- Carpet and underlay to lounge, bedrooms, stairs and landing.
  - Tile entrance hall, cloakroom/kitchen/bathrooms.
- KITCHEN**
- Choice of high-quality kitchen doors in a selection of colours.
  - Choice of handles and worktops.
  - 110 level stainless steel sink and drainer.
  - LED under lighting to kitchen units.
  - Recessed LED down lights to ceiling.
- BATHROOM APPLIANCES**
- Standard integrated appliances to include: Fridge/Freezer, Dishwasher.
  - Four zone ceramic hob.
  - Electric oven and extractor hood.
  - Free standing washing machine.
- BATHROOM FITTINGS**
- Contemporary white sanitary ware.
  - Tiling around the bath, shower, over bath and glass shower screen where shower bath option.
  - Tile splashback to standard.
  - Choice of tiling.
  - Thermotically controlled showers.
  - Thermotically controlled shower & hot shower head in an suite.
  - Shower trays.
  - Heated towel rails to bathroom, on suite and cloakroom.
- EXTERNAL**
- Outside tap.
  - Landscaped garden.
  - Lawns to front and rear.
  - Rear garden enclosed with fencing.
  - Designed to be low-maintenance front with paved pathways.
  - UPVC Cas for glazed windows and UPVC rear door.
  - Biocore 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 stainless and carbon monoxide 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.
  - NRBC 10 year buildback warranty.



DETACHED AND SEMI-DETACHED SHORESIDE HOMES

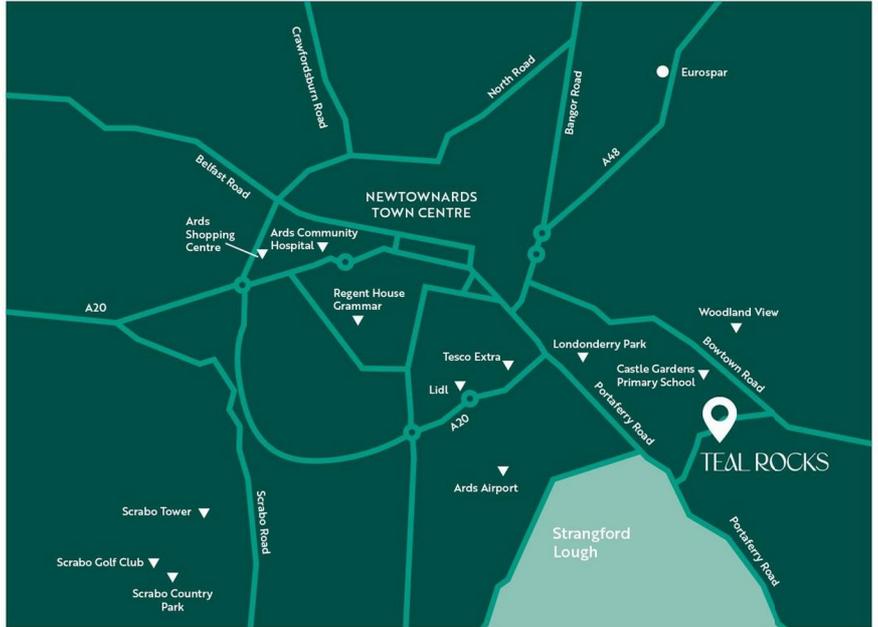
## LIVING, SHAPED BY NATURE.

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# TEAL ROCKS

PORTAFERRY ROAD

DEVELOPER



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

JOINT SELLING AGENTS



028 9166 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

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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

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028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
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CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



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