

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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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 

4 BED
DETACHED
127.7sqft / 1697 sqft
excluding garage

Ground Floor

Living/Dining Office
Kitchen/Breakfast
Lounge
Single Garage
W.C./Bath
Utility

First Floor

Bed 1
Bed 2
Bed 3
Bed 4
Bedroom

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 framed double glazed windows. Painted walls, ceilings and woodwork throughout. Insulated doors with stormwings.

ROOFING

Concrete. Carports and underlay to bungalows, bedrooms, stairs and landing. Tiles terrace/hall, cloakroom/bathroom/bathrooms.

KITCHEN

Choice of high-quality kitchen doors in a selection of colours. Choice of handles and worktops. LED under kitchen steel sink and drawer. 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.

BATHROOMS/EN SUITE/TV

Contemporary white sanitary ware. Tiling to shower enclosures. Tiling around the bath, shower, near 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.

EXTERNAL

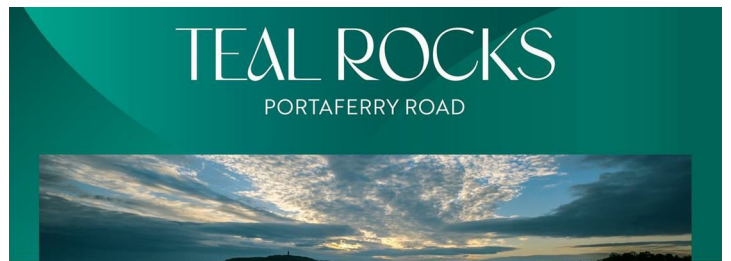
Outside tap. Landscaped garden. Lawns to front and rear. Rear garden enclosed with fencing. Downward to be lawn/mature trees with paved pathways. UPVC double glazed windows and UPVC rear door. Bespoke painted timber front door kit with secure multi point locking system. External lighting to front and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

ELECTRICAL/TECHNICAL

Comprehensive range of electrical sockets/TV/data/phone/USB network points. BT Openreach available. Heating, smoke and carbon monoxide detectors. 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 buildmark warranty.




DETACHED AND SEMI-DETACHED
SHORESIDE HOMES

LIVING, SHAPED BY NATURE.



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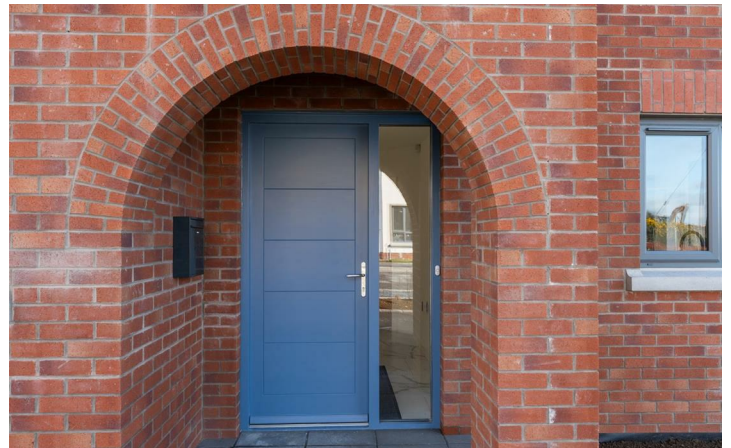


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive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

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

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028 9336 5986

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028 9072 9270

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028 9188 8000

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028 4461 4101

FORESTSIDE
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GLENGORMLEY
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RENTAL DIVISION
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