



HOUSE TYPE 12

GREENER LIVING
AT TEAL ROCKS



Site 44 Teal Rocks (Optional Garage)

, Newtownards, BT23

Asking Price £425,000

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.

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Specification List:

CONSTRUCTION

- External cavity walls finished in a variety of through coloured renders and brick.
- Concrete roof tiles with paint finished timber soffits and fascia boards.
- Grey uPVC framed double glazed windows.
- Painted walls, ceilings and woodwork throughout.
- Moulded skirtings and architraves.
- Internal doors with ironmongery.

FLOORING

- Carpets and underlay to lounge, bedrooms, stairs and landing.
- Tiles (entrance hall, cloakroom/kitchen/bathrooms).

KITCHEN

- Choice of high-quality kitchen doors in a selection of colours.
- Choice of handles and worktops.
- 1 1/2 bowl stainless steel sink and drainer.
- LED under lighting to kitchen units.
- Recessed LED down lighters to ceilings.

KITCHEN APPLIANCES

Branded integrated appliances to include:

- Fridge/Freezer.
- Dishwasher.
- Four zone ceramic hob.
- Electric oven and extractor hood.
- Free standing washing machine.

BATHROOM/EN SUITE/WC

- Contemporary white sanitary ware.
- Tiling to shower enclosures.
- Tiling around the bath, shower over bath and glass shower screen where shower bath applies.
- Tiled splashback to standard.

- Choice of tiling.
- Thermostatically controlled showers.
- Thermostatically controlled drench dual shower head in en suite.
- Slimline 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.
- Driveways to be tarmac/bitmac finish 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/Telephone/USB/Network points.
- BT Openreach available.
- Mains smoke and carbon monoxide detectors.
- Security alarm.
- Gas fired central heating, boiler with 7 year warranty.
- Energy efficient design.

OTHER

NHBC 10 year buildmark warranty.

Accommodation Comprises:

Ground Floor
Snug/Study 3.3 m x 3.0m
Kitchen/Dining/Family 4.2m x 7.6m
Lounge 5.8m x 4.1m
WC/Cloaks

First Floor

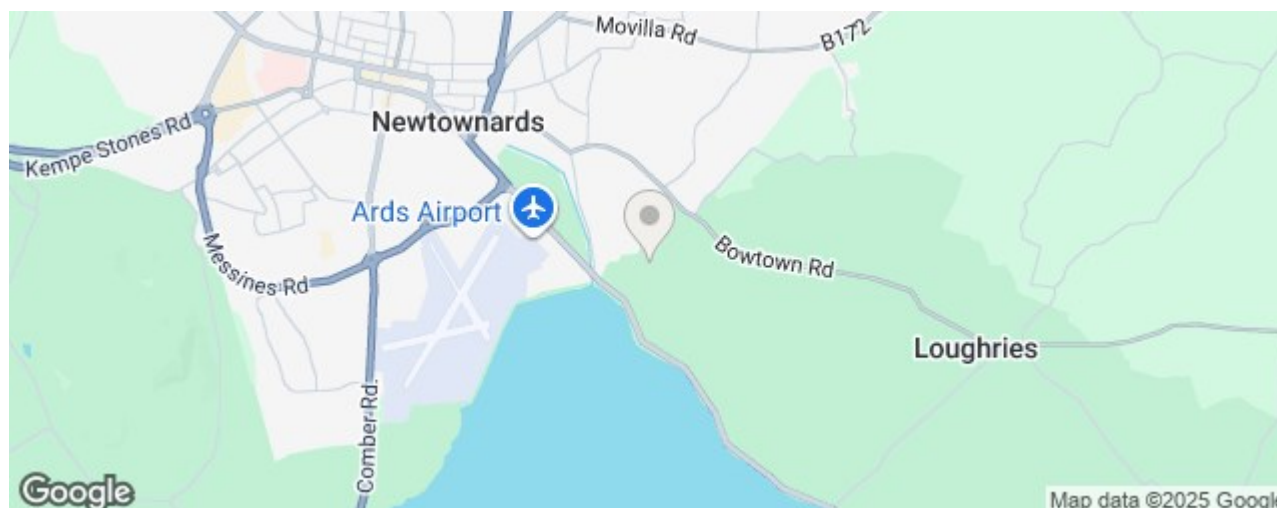
Bed 1 4.2m x 4.7m
Ensuite
Dressing area
Bed 2 2.9m x 4.1m
Bed 3 2.8m x 4.1m
Bed 4/Study 3.3m x 3.0m
Bathroom 2.2m x 3.1m

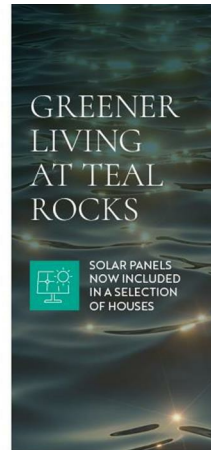
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To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk





SOLAR PV SYSTEM

- Each home includes a 4-panel solar PV system, seamlessly integrated into the roof for a sleek and modern appearance. This renewable energy solution reduces your reliance on traditional energy sources and helps lower your energy bills.
- Pre-Wiring for EV Charger.
- Every home is pre-wired for the installation of an electric vehicle (EV) charge point, giving you the flexibility to add an EV charger when you need it, ensuring your home is future-ready.

FULL EV CHARGER INSTALLATION

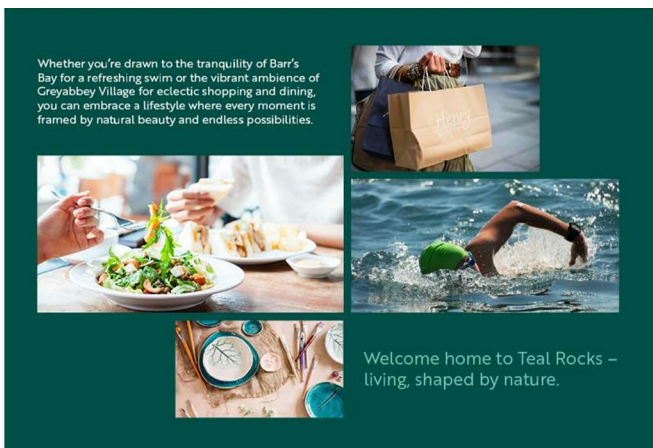
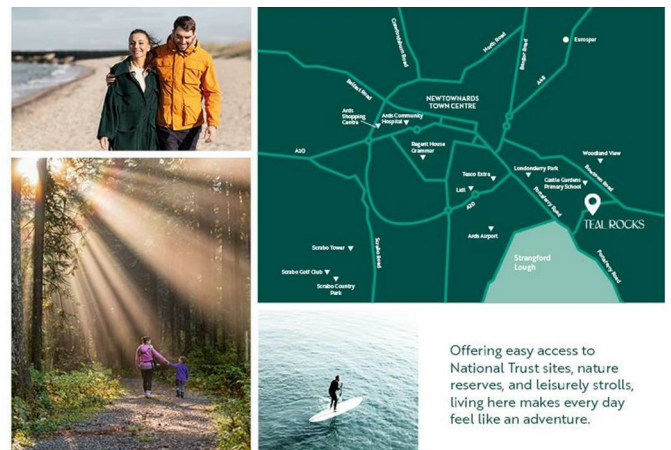
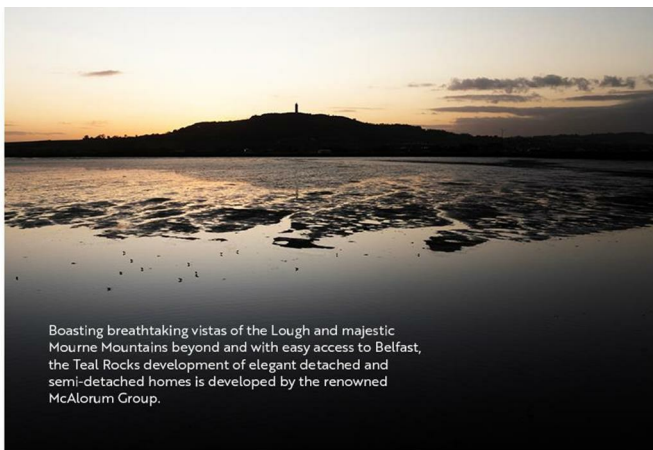
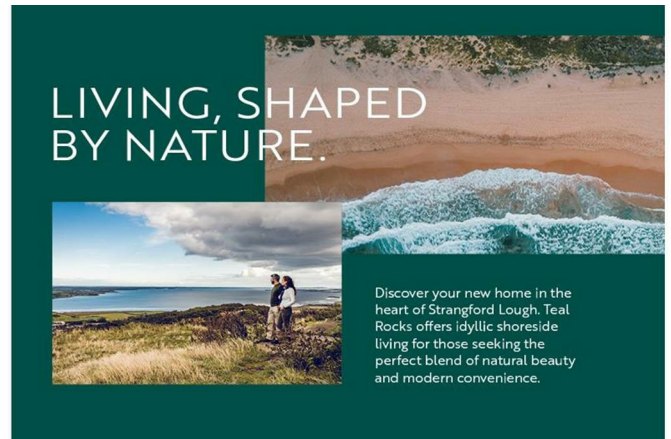
- Upgrade during the build to include a fully installed electric vehicle charge point, offering added convenience and value from day one.

ENERGY STORAGE UNIT

- Choose a 5kWh or 10kWh battery storage system to store excess energy generated by your solar panels. This upgrade allows you to use stored energy during evenings or low-sunlight periods, giving you greater energy independence.

POSSIBLE SAVINGS

- 0% VAT Savings:** Benefit from the current 0% VAT rate on solar systems and energy storage for new builds.
- Immediate Efficiency:** Maximise the potential of your solar PV system from day one with integrated energy storage and charging solutions.





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