



HOUSE TYPE B

GREENER LIVING
AT TEAL ROCKS

SPECIFICATION

CONSTRUCTION
External cavity walls finished in a variety of through coloured renders and brick. Concrete and tiles with painted finish. Timber soffits and fascia boards. Grey uPVC framed double glazed windows. Painted walls, ceilings and woodwork throughout. Insulated ceilings and architraves. Internal doors with acousticing.

FLOORING
Carpet and underlay to lounge, bedrooms, stairs and landing. Tile entrance hall, cloakroom/kitchen/bathroom.

KITCHEN
Choice of high quality kitchen doors in a selection of colours. Choice of handle and worktop. 11/2 bowl stainless steel sink and drainer. LED under lighting to kitchen units. Increased LED down lights to ceilings.

KITCHEN APPLIANCES
Branched integrated appliances to include: Fridge/Freezer. Dishwasher. Four zone ceramic hob. Electric oven and extractor hood. Free standing washing machine.

BATHROOM/SUITE/W.C.
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. Thermatically controlled showers. Thermatically controlled shower/dual shower head in an aisle. 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/grass/gravel with paved pathways. UPVC double glazed windows and UPVC rear door. Decorative central timber front door fit with secure multi point locking system. External lighting to front and rear doors.

EXTERNAL PROVISIONS
Comprehensive range of electrical sockets/TV/telephone/CCTV/network points. Main 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. 10 YEAR 10 year buildback warranty.



Site 45 Teal Rocks (Integral Garage)

, Newtownards, BT23

Asking Price £439,950

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.

Site 45 Teal Rocks (Integral Garage)

, Newtownards, BT23



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
- Kitchen/Dining/Family 9.3m x 4.1m
- Lounge 3.8m x 4.5m
- WC/Cloaks

Utility

Integral Garage 3.7m x 6.0m

First Floor

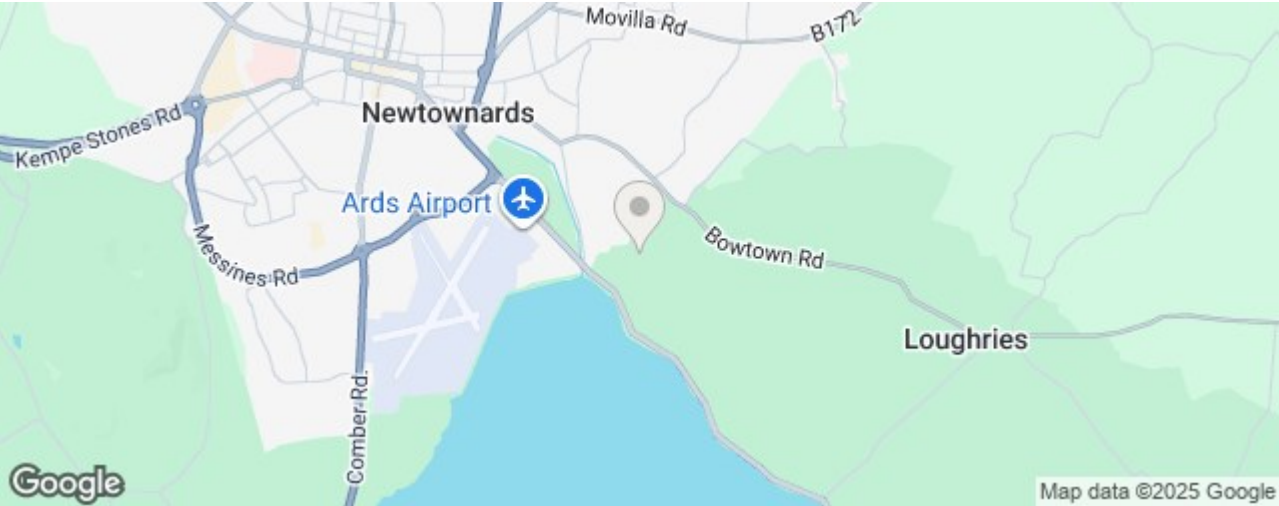
- Bed 1 3.8m x 4.1m
- Ensuite
- Dressing area
- Linen
- Bed 2 3.1m x 3.8m
- Bed 3 2.7m x 4.4m
- Bed 4/Study 2.7m x 3.2m
- Bathroom 2.8m x 2.6m

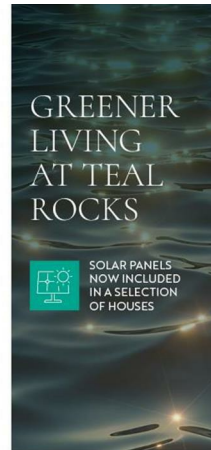
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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

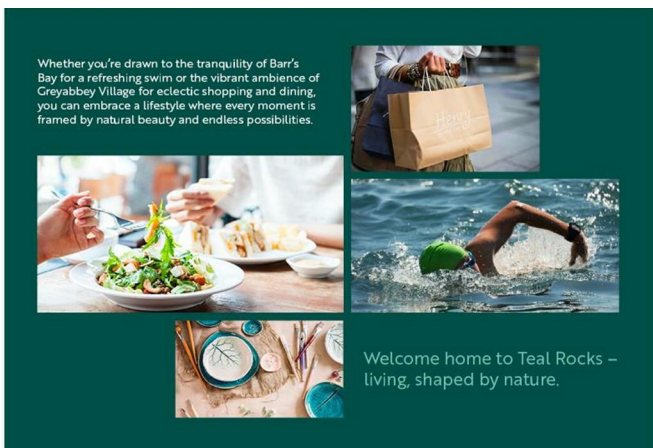
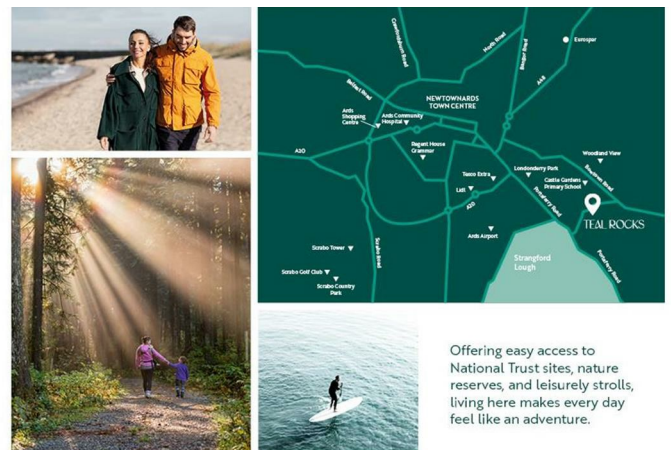
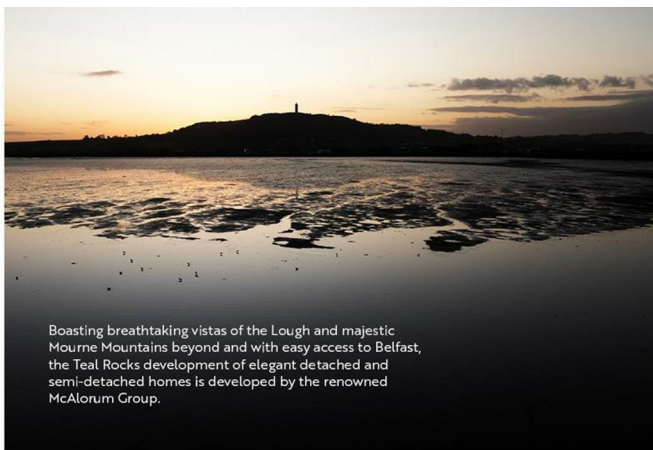
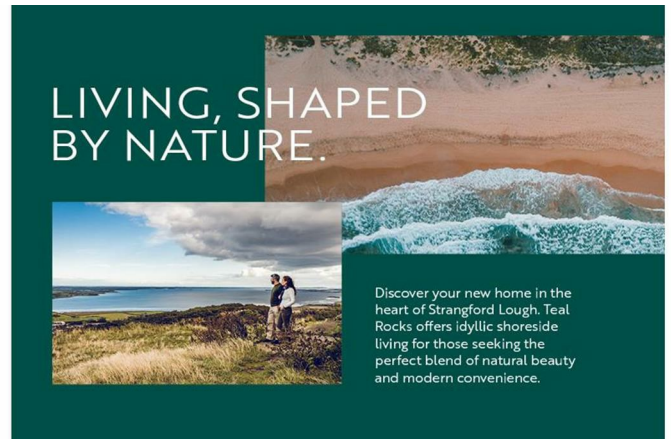
- Upgrade during the build to include a fully installed electric vehicle charge point, offering added convenience and value from day one.

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.



TYPE 13

7 sqft
age

ity 9.3m x 4.1m
3.8m x 4.5m

3.7m x 6.0m

3.8m x 4.1m

3.1m x 3.8m
2.7m x 4.4m
2.7m x 3.2m
2.8m x 2.6m

GROUND FLOOR



Site 45

FIRST FLOOR



Sites 46 & 47



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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