

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**TR13, SITE 46 TEAL ROCKS  
(INTEGRAL GARAGE),**

**ASKING PRICE £475,000**

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 13

GREENER LIVING  
AT TEAL ROCKS





TEAL ROCKS  
PORTAFERRY ROAD

## LUXURY MEETS EFFICIENCY.



SOLAR PANELS NOW INCLUDED IN A SELECTION OF HOUSES

## GREENER LIVING AT TEAL ROCKS



SOLAR PANELS NOW INCLUDED IN A SELECTION OF HOUSES

### 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.

## SPECIFICATION

### CONSTRUCTION

External cavity walls finished in a variety of through coloured renders and brick. Concrete roof tiles with painted finish 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/bathroom(s).

### 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

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

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# TEAL ROCKS

PORTAFERRY ROAD



DETACHED AND SEMI-DETACHED  
SHORESIDE HOMES





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.

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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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**GLENGORMLEY**  
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**CARRICKFERGUS**  
028 9336 5986

**DOWNPATRICK**  
028 4461 4101

**MALONE**  
028 9066 1929

**BALLYNAHINCH**  
028 9756 1155

**CAVEHILL**  
028 9072 9270

**FORESTSIDE**  
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