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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



“SEA FOR MILES”



Parc Llindir
Pencoed Road
Llanddulas
LL22 8JR



Brand New Spacious Five Bedroom Detached Family Home Extending To Some 3120 sqft (290m2) with Panoramic Sea Views

Located on an established exclusive small development of Large, detached homes

Description

Impressive five bedroom detached home currently being built by award winning developer Alex Davies Construction Ltd.

The light and spacious accommodation must be inspected internally to fully appreciate the well-proportioned rooms, layout and magnificent sea views visible from the property

Purpose built lift space with power supply providing for future lift installation.

Mains gas central heating and hot water provided by Valiant Ecotec Plus 630 System boiler with 10 year manufacturer’s warranty.

The well planned accommodation comprises:

Ground Floor

Entrance Hall, Large Kitchen/Dining/Family Room with extensive panoramic sea views, Living Room with Balcony and sea views. Master Bedroom with extensive sea views and Ensuite Bathroom, Study, Built-in lift Space and Cloakroom.

Stairs with glass panels and half landing leading down to:

Lower Ground Floor:

Two Bedroom’s with extensive sea views and Ensuite’s. Another two Bedroom’s (one with extensive sea views). Bathroom, Utility, Built in Lift Space, Airing Cupboard and store cupboard.

Upper Floor:

Upper Lounge with extensive sea views

- ✓ EXCEPTIONAL NEW SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
- ✓ PANORAMIC SEA VIEWS TOWARDS COLWYN BAY AND ALONG THE COASTLINE TO LIVERPOOL AND BEYOND
- ✓ BUILT BY AN AWARD WINNING LOCAL DEVELOPER TO A VERY HIGH STANDARD
- ✓ 10 YEAR NHBC WARRANTY
- ✓ PURPOSE BUILT LIFT SPACE READY FOR LIFT
- ✓ FREEHOLD

Accommodation

Frosted composite glazed entrance door into;

Entrance Hall

Entrance hall with Oak Flooring giving access to all ground floor rooms. Traditional column style radiators, brushed steel sockets and switches, inset LED spotlights in ceiling.

Leading to;

Living Room

13'9" x 12'2" (4.19m x 3.72m) Living room with oak flooring and double glazed sliding doors leading onto Balcony 11'10" x 6'8" (3.61m x 2.02m) with outside lights and contemporary glass balustrade providing uninterrupted views of the North Wales coastline. Traditional column style radiator, brushed steel sockets and light switches.

Kitchen/Dining/Family

32'7" x 13'1" (9.94m x 3.98m) Large open plan room with raised ceiling, oak flooring, traditional column-style radiators, and brushed steel sockets and switches.

Kitchen/Dining

Extensive range of fitted kitchen units and island with composite quartz work surfaces. Two ‘Neff’ electric ovens, ‘Neff’ Hob (choice of Gas or Induction) with ‘Neff’ extractor above. Integrated ‘Neff’ dishwasher. Large American style fridge/freezer with ice maker. Oak flooring, traditional column style radiators, brushed steel sockets and switches, inset LED spotlights in ceiling.

Family

Extending from the Dining Room with Oak flooring. Large, double-glazed windows providing uninterrupted views of the North Wales coastline. Double glazed sliding door leading onto the Balcony.

Master Bedroom

21'0" x 13'1" (6.41m max x 3.98m) with large double-glazed window providing extensive sea view. Sliding door onto the balcony. Traditional column-style radiators brushed steel sockets, and light switches.

5 Bedroom Detached House

Parc Llindir
Pencoed Road
Llanddulas
LL22 8JR

£795,000

Referene Number: RP3597
5/07/24

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

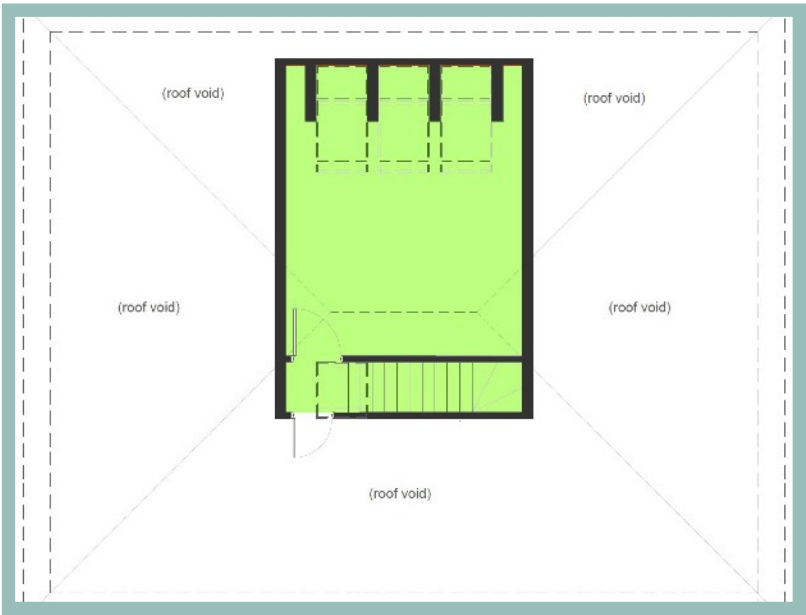
Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email:rhosonseas@fletcherpoole.com
web: www.fletcherpoole.com





Ensuite Bathroom

Four piece bathroom suite. Low flush contemporary w.c., large basin drawer unit with basin tap, large walk in shower cubicle with thermostatic mixer. Bath with mixer tap. Fully tiled walls and floor with ‘Lassen Carrara’ gloss tiles, chrome towel radiator and extractor fan. Large LED mirror, above basin. Inset LED spotlights in ceiling. Double glazed window

Study

10'3" x 6'7" (3.12m x 2.00m) with double glazed window, traditional column-style radiator, and brushed steel sockets and switches.

Cloakroom

Contemporary low flush w.c. with basin with oak flooring and half tiled walls. LED mirror above basin, chrome radiator.

Built In Lift Space

Large store cupboard ready for installation of a Stilz two person/ wheelchair lift to lower ground floor.

Staircase from Entrance Hall leading up to:

Upper Lounge

16'11" x 13'9" (5.15m x 4.19m) with oak flooring and large Velux rooflights providing uninterrupted views of the North Wales coastline. Traditional column-style radiator, brushed steel sockets, and light switches.

**Staircase with glass panels from Entrance Hall with half landing and leading down to;
Lower Ground Floor**

Bedroom Two

17'10" x 13'1" (5.44m x 3.98m) with double glazed sliding doors giving access to patio area and extensive sea views. Traditional column-style radiator, brushed steel sockets, and light switches.

Ensuite

Including low flush contemporary w.c., double door basin vanity unit with mono basin tap, large shower cubicle with thermostatic adjustable shower head. Fully tiled walls and floor, chrome towel radiator and extractor fan. Large LED mirror above basin.

Bedroom Three

13'9" x 11'3" (4.19m x 3.42m) with double glazed sliding doors giving access to patio area and extensive sea views. Traditional column-style radiator, brushed steel sockets, and light switches

Bedroom Four

17'10" x 13'1" (5.44m max x 3.98m) with double glazed sliding doors giving access to patio area and extensive sea views. Traditional column-style radiator, brushed steel sockets, and light switches.

Ensuite

Including low flush contemporary w.c., double door basin vanity unit with mono basin tap, large shower cubicle with thermostatic adjustable shower head. Fully tiled walls and floor, chrome towel radiator and extractor fan. Large LED mirror above basin. Double glazed window.

Bedroom Five

13'1" x 10'0" (3.98m x 3.06m) with double glazed window, traditional column-style radiator, and brushed steel sockets and switches.

Bathroom

10'0" x 9'9" (3.06m x 2.97m max) Four-piece bathroom suite. Low flush contemporary w.c., large basin vanity unit with mono basin tap, large shower cubicle with Mira Sport Max with air boost electric shower. Bath with mixer tap. Tiled walls and floor, tall chrome towel radiator, and extractor fan. Large LED mirror above basin.

Utility

7'5" x 5'10" (2.26m x 1.78m) with porcelain tiles to the floor, fitted units with composite quartz work surfaces, sink, and space for washing machine and dryer. Rear door.

Airing Cupboard

With slatted timber shelving.

Built In Lift Space

Large store cupboard ready for installation of a Stilz two person/ wheelchair lift.

Large Cupboard

With hot water tank.

Understairs Cupboard

Large store cupboard.

5 Bedroom Detached House

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Rhos-on-Sea, LL28 4PS

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Outside

Clay block paved driveway to front of dwelling with parking for several vehicles. Paved patio area with extensive sea views.
Block paved around dwelling.
Electric power points to front elevation, outside water tap, fenced boundaries.
External LED lights.

Detached Garage

20’6” x 14’0” (6.25m x 4.25m) Detached Garage with electric roller door and side entrance door.

Location

Located on the edge of the small coastal village of Llanddulas with easy access to the A55 expressway, the dwelling is some 2 miles from Abergele and Colwyn Bay with Llandudno being 10 miles and Chester 37 miles away via the A55 expressway.
Main line railway station at Colwyn Bay with direct train services reaching London within 3 hours.
A&E hospital at Bodelwyddan within 8 miles (10 minutes by car).
GP Medical Centre at Abergele (5 minutes by car).
Llanddulas beach, a small family beach, is within half a mile giving access to the North Wales coastal path for walking and cycling.

Directions

From our Rhos On Sea office turn towards the promenade and then right onto Marine Drive. Continue along Marine Drive passing the new Porth Eirias development on the left. Turn right signposted Old Colwyn and A55 and turn left joining the A55 in the direction of Chester. Take the first exit signposted Llanddulas, continuing around to the left passing under the A55 to the roundabout and take the second exit signposted Abergele and Llanddulas. Proceed for approximately 300 metres and turn right at the War Memorial onto Pencoed Road. Proceed up Pencoed Road for approximately 400m and turn left into Parc Llindir. Proceed down the road and the property will be seen on the left hand side.

From Chester, leave the A55 at junction 23 signposted Abergele and Llanddulas. At the roundabout take the first exit signposted Abergele and Llanddulas. Proceed for approximately 300 metres and turn right at the War Memorial onto Pencoed Road. Proceed up Pencoed Road for approximately 400m and turn left into Parc Llindir. After 20 metres turn left again. Proceed down the road and the property will be seen on the left hand side.

Council Tax Band: “G” (provided on [voa.gov.uk](https://www.voa.gov.uk))

Energy Performance Rating Band B



Additional Information

Oak flooring to majority of ground floor
Porcelain tiles to lower ground floor (excluding bedrooms)
Traditional column style radiators
Brushed steel sockets and switches
Extensive number of inset LED spotlights in ceilings.
All lights to dwelling, both inside and out are LED with low energy consumption
Extensive insulation throughout dwelling
Zoned heating. Thermostatic controls to all radiators.
Alarm system
TV and computer (Ethernet) connection to living rooms.
Solid Oak veneered premium doors with Danish oil finish and chrome handle.
Staircase with glass panels
Brilliant white emulsion paint to all ceilings and walls with gloss white finish to all architraves and skirtings
All underground mains services including gas, electric, water, drainage and telephone
Benefit of 10 year NHBC warranty
Freehold.



Ground Floor

Entrance Hall
Living Room 13'9" x 12'2" (4.19m x 3.72m)
Kitchen/Dining/Family 32'7" x 13'1" (9.94m x 3.98m)
Balcony
Master Bedroom 21'0" x 13'1" (6.41m max x 3.98m) Ensuite with 3 Piece Suite & Separate Shower
Study 10'3" x 6'7" (3.12m x 2.00m)
Lift space
Cloakroom

Upper Floor

Upper Lounge 16'11" x 13'9" (5.15m x 4.19m)
Stairs to Lower Ground Floor

Lower Ground Floor

Bedroom 2 17'10" x 13'1" (5.44m x 3.98m)
Ensuite with 2 Piece Suite & Shower
Bedroom Three 13'9" x 11'3" (4.19m x 3.42m)
Bedroom Four 17'10" x 13'1" (5.44m max x 3.98m)
Ensuite with 2 Piece Suite & Shower
Bedroom Five 13'1" x 10'0" (3.98m x 3.06m)
Bathroom with 3 Piece Suite & Separate Shower
Utility
Lift space
Airing Cupboard
Cupboard
Understairs Cupboard

Detached Garage with Automatic Roller Door

Please note that the photos included are from a previous plot and are for representation purposes only.

5 Bedroom
Detached
House

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