



Plot of land at
Parc Llindir
Pencoed Road
Llanddulas
LL22 8JR

£295,000

Reference Number:
RP3782
13/11/2024

Description

A prime Building Plot with planning Permission granted for a detached five bedroom house with Breathtaking Sea & Countryside Views.

Seize this rare opportunity to own a premium building plot in the sought-after Parc Llindir area, nestled on the edge of an established, high-quality residential development. Boasting unparalleled panoramic views of both the coastline and surrounding countryside, this plot provides the perfect backdrop for creating your dream home.

Plot Details:

- Size: Approximately 640m²
- Planning Permission: Full approval for a spacious three story, five-bedroom detached home totalling approximately 2,900 sq ft (270m²).
- Design Flexibility: Existing planning permits a stunning, contemporary home; however, there's potential to customise and build to your own design, pending further planning approval.

Key Features:

- Services Ready: All main services are adjacent to the site ready for connection.
- Flexible Build Options: Opt to employ the developer at a fixed construction cost or bring in your own builders to complete your vision.
- This exceptional plot offers flexibility and unrivalled views in a prestigious location.
- Don't miss the chance to make this remarkable setting the foundation for your future home.
- Planning Permission Reference 0/50341

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight across at the roundabout and join the A55 in the direction of Chester. Leave the A55 at the junction 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 to the end of the road and the plot will be seen on the left hand side identified by a For Sale board.

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.

Viewing

By appointment contact:

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Fletcher & Poole

www.fletcherpoole.com

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