

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



17 Parc Llindir
Llanddulus
Conwy
LL22 8JR



IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOUSE WITH EXCEPTIONAL PANORAMIC SEA VIEWS OVER THE NORTH WALES COASTLINE

Description

A rare opportunity has arisen to purchase this impressive five bedroom detached family home-built by the award winning local developer "Alex Davies Construction Ltd" to a high specification.

Located in the small coastal village of Llanddulas in a quiet cul-de-sac of just 5 properties, close to the local shops, school & other amenities. A short drive from both Abergele & Colwyn Bay.

The property has a wonderful layout with an abundance of windows which flood the house with light, well-proportioned rooms and stunning views over the North Wales coastline.

Outside to the front there is a clay block-paved driveway with substantial off-road parking and an external double garage with insulated automatic electric roller doors and full power internally.

To the rear the beautiful garden is enclosed with fenced & hedged borders, a selection of mature trees, plants & shrubs. Lawned garden area and a lovely clay block-paved seating area with glass balustrade.

The accommodation comprises of:-

Entrance on the ground floor into a light & spacious hall, lounge with sliding doors onto a large balcony with glass balustrade and those amazing sea views & oak veneered fold flat room dividers into the kitchen/diner.

Stunning contemporary kitchen with windows to the North, South, West & East. Large kitchen island with Quartz worktops and high-end integrated appliances to include:-

AEG dishwasher, AEG double oven, AEG 5 burner gas hob & feature AEG extractor, Samsung American-style fridge freezer. Solid oak hardwood floors flow throughout the kitchen into the hall where there are 2 good-sized storage cupboards and a cloakroom.

The Master bedroom suite has a walk-in-wardrobe and beautiful en-suite bathroom with freestanding bath-tub and separate walk-in shower. Windows in the Master bedroom take in the sea views.

A "hemlock" staircase with glass panels leads down to the lower ground floor where there are porcelain tiles throughout, open lounge/family room with sliding doors onto the terrace, four further bedrooms-Bedroom 2 is currently being used as a library with sliding doors out onto the terrace, Bedroom 3 has an en-suite bathroom and Bedroom 5 is currently used as an office. Bedroom 3 & 4 have fitted wardrobes and bedroom four benefits from an ensuite. The large utility room has a built-in airing cupboard and a family bathroom complete the lower ground floor.

A purpose-built lift space with power supply is "in situ" for a future lift installation (currently used as storage on both floors)

The property benefits from:-Extensive insulation throughout, zoned heating system with thermostatic controls to all radiators, alarm system, all lights-inside & out are LED with low energy consumption and all the windows and doors are double-glazed.

- ✓ IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOUSE
- ✓ BALCONY WITH PANORAMIC VIEWS OVER THE NORTH WALES COASTLINE
- ✓ BUILT BY AWARD WINNING LOCAL DEVELOPER TO A HIGH STANDARD OF FINISH
- ✓ SUBSTANTIAL OFF-ROAD PARKING ON THE BLOCK-PAVED DRIVEWAY
- ✓ DETACHED DOUBLE GARAGE
- ✓ ENCLOSED REAR GARDEN WITH TERRACE PATIO
- ✓ PURPOSE-BUILT LIFT SPACE-READY FOR FUTURE INSTALLATION
- ✓ CLOSE TO LOCAL SHOPS, SCHOOL & OTHER AMENITIES
- ✓ FREEHOLD



5 Bedroom Detached Home

17 Parc Llindir
Llanddulas
Conwy
LL22 8JR

£730,000

Reference Number: RP4282
29/04/2026

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: rhos@fletcherpoole.com

web: www.fletcherpoole.com





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GROUND FLOOR

Lounge

6.14m x 4.32m (20' 2" x 14' 2")

Balcony

5.75m x 2.00m (18' 10" x 6' 7")

Kitchen/Diner

9.34m x 5m (30' 7" x 16' 5")

Master Bedroom

6.62m x 4.19m (21' 9" x 13' 9")

Ensuite

4.30m x 2.65m (14' 1" x 8' 8")



Bedroom Three

4.20m x 3.95m (13' 9" x 12' 11")

Ensuite

2.85m x 2.27m (9' 4" x 7' 5")

Bedroom Four

4.20m x 2.95m (13' 9" x 9' 8")

Bedroom Five (Currently Office)

2.54m x 2.54m (8' 4" x 8' 4")

Bathroom

3.80m x 2m (12' 6" x 6' 7")

Utility Room

3.50m x 2.90m (11' 6" x 9' 6")

LOWER GROUND FLOOR

Lounge/Family Room

6.14m x 4.32m (20' 2" x 14' 2")

Bedroom Two (Currently Library)

5m x 3.50m (16' 5" x 16' 6")



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. After 20 metres turn left again. Proceed down the road and the property will be seen on the right hand side.

Council Tax Band: G

Tenure: Freehold

Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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