



**4 Dulas Close, Llanddulas**

Offers Over  
**£220,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

### Wake Up to the Sea, Every Single Day

There are some homes that simply tick the boxes, and then there are homes that make you stop and imagine a different way of living.

Positioned within a peaceful cul-de-sac on an impeccably maintained modern development on the outskirts of Llanddulas, this beautifully presented three-bedroom semi-detached home offers a rare opportunity to enjoy contemporary living with breathtaking coastal views from every room.

Built just four years ago and benefiting from the remainder of its NHBC warranty, the property has been lovingly cared for and remains in show-home condition. From the moment you step inside it allows its next owners to simply unpack and begin enjoying everything this wonderful home has to offer.

The heart of the home is an inviting open-plan living space where the contemporary kitchen, complete with integrated appliances, flows effortlessly into the dining and lounge areas. Whether you're preparing family meals, entertaining friends or simply unwinding at the end of the day, this light-filled space has been designed with modern lifestyles in mind. A convenient downstairs WC completes the ground floor.

Upstairs, two generous double bedrooms are joined by a versatile third bedroom, currently arranged as a dressing room but equally suited as a nursery, home office or guest bedroom. The stylish family bathroom features a modern white suite with a bath and shower over.

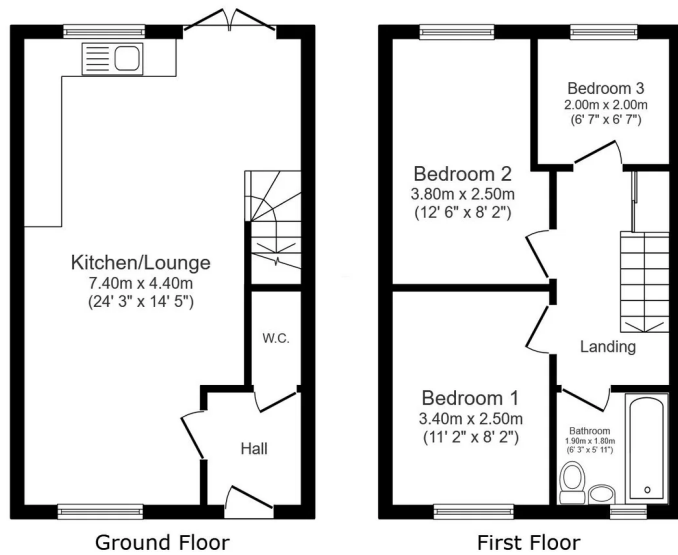
Wherever you are in the home, your eyes are naturally drawn towards the spectacular far-reaching sea views. Watching the changing colours of the coastline throughout the seasons becomes part of everyday life, creating a sense of calm that's difficult to replicate.

Outside, the beautifully maintained rear garden provides the perfect setting for summer evenings, morning coffee or simply enjoying the peaceful surroundings. The property also benefits from a private driveway providing off-road parking for two vehicles, together with an additional allocated parking space.

Designed with efficiency in mind, the home is heated via an air source heat pump, offering comfortable, energy-conscious living throughout the year.

Location is everything, and this home couldn't be better placed. Within moments, you can find yourself strolling along the beach, enjoying the fresh sea air or calling into the nearby convenience store and petrol station. Just five minutes away, both Abergele and Old Colwyn offer supermarkets, independent cafés, traditional pubs, restaurants, a post office and an excellent range of everyday amenities. For those commuting, the A55 is easily accessible, connecting you effortlessly across North Wales and beyond.



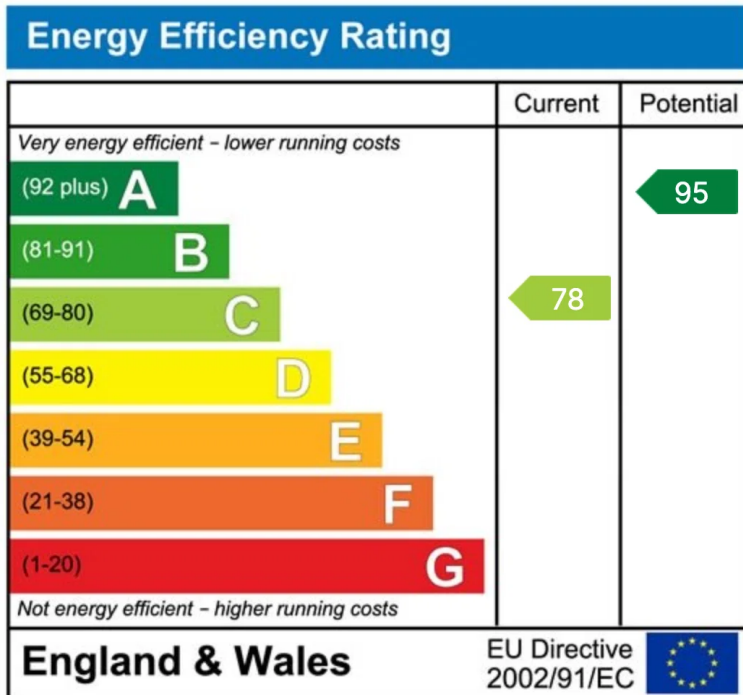


Total floor area: 65.1 sq.m. (701 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Whether you're searching for your first home, looking to downsize without sacrificing quality or hoping to secure a low-maintenance investment in an increasingly desirable coastal location, this exceptional property delivers on every level.

Beautifully presented, perfectly positioned and ready for its next chapter, this is far more than a house. It's a lifestyle, where sea views greet you every morning, coastal walks are moments from your door and home is somewhere you'll genuinely look forward to returning to.

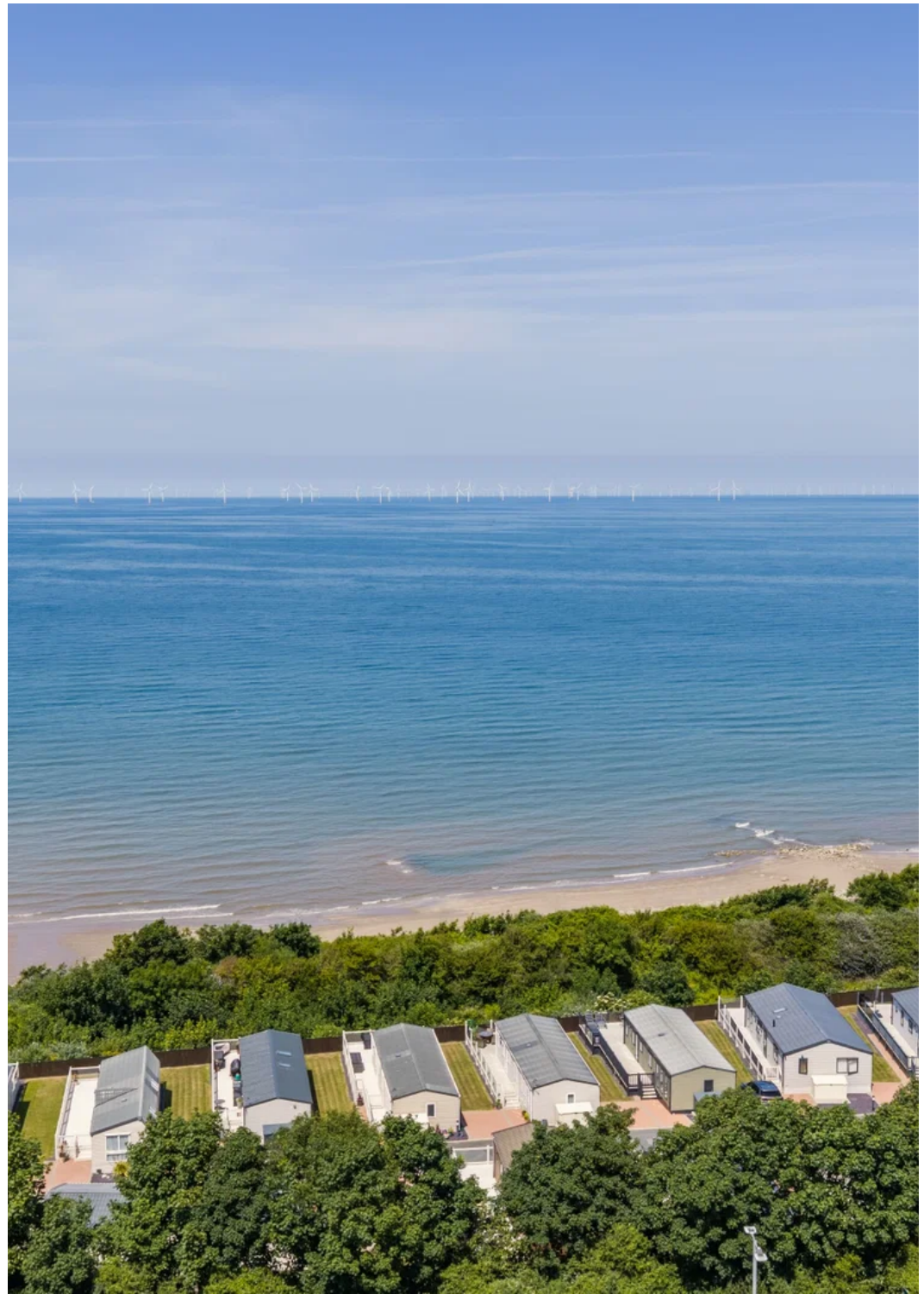














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