

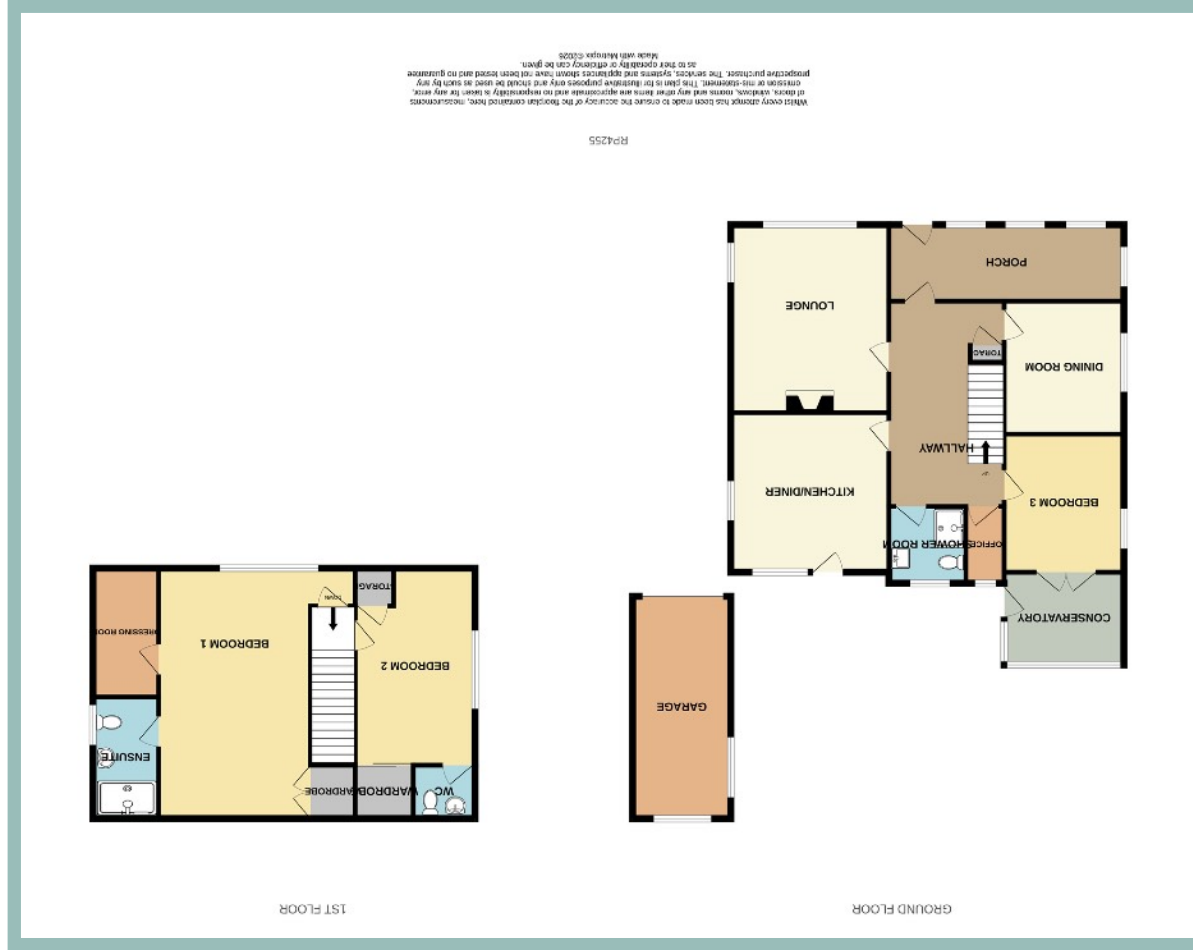
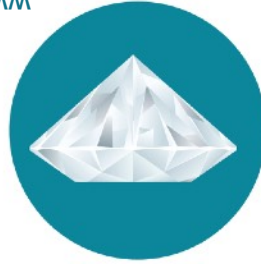
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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



Cliff Mount
New Road
Llanddulas
Conwy
LL22 8EL



A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW SITUATED IN A DESIRABLE AREA ON THE OUTSKIRTS OF A QUIET VILLAGE, YET CLOSE TO LOCAL AMENITIES

Description

"Cliff Mount" is a beautifully presented three bedroom detached dormer bungalow situated on the highly desirable "New Road" on the edge of the small coastal village of Llanddulas.

Close to the local shops, school and amenities in the village. A short drive from both Abergele & Colwyn Bay.

The property has the benefit of a downstairs bedroom & shower room.

To the front there is substantial off-road parking on the block-paved driveway, lawned garden and access to the garage at the side.

The rear, enclosed garden is extensive with mature trees, plants & shrubs. Lawned with hedged borders, summerhouse and paved patio seating area- a perfect spot for outside dining & entertaining.

The accommodation comprises of:- Front entrance porch/sunroom which spans the width of the property- a lovely place to sit, read & relax, hallway with built-in storage and original parquet flooring, lounge with feature marble fireplace & picture window, dining room with french doors into the front porch, kitchen/diner with integrated NEFF oven, induction hob & extractor hood. Space & plumbing for a washing machine, dryer & dishwasher and access door into the garden, small office, shower room, bedroom 3 with opening into the conservatory.

Stairs in the hallway lead up to the Master Bedroom which has fitted wardrobes, a dressing room and en-suite shower room. Far reaching countryside views can be enjoyed from the bedroom window. Bedroom 2 also has fitted wardrobes and a built-in storage cupboard and a en-suite toilet (with the potential to make another en-suite shower room).

The property benefits from UPVC double glazed windows and doors & gas central heating. Early viewing is recommended to appreciate this lovely dormer bungalow and it's convenient, desirable location.

- ✓ THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ EXTENSIVE, ENCLOSED REAR GARDENS
- ✓ MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- ✓ DOWNSTAIRS BEDROOM & SHOWER ROOM
- ✓ SITUATED ON THE OUTSKIRTS OF A QUIET VILLAGE
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ NO CHAIN
- ✓ FREEHOLD



3 Bedroom Detached Dormer Bungalow

Cliff Mount
New Road
Llanddulas
Conwy
LL22 8EL

£399,950

Reference Number: RP4255
8/4/2026

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

Registered Company
Number 4687367

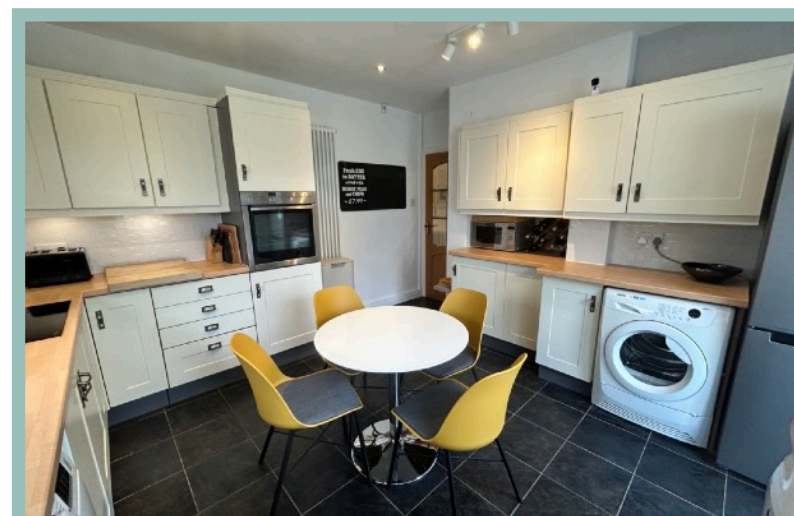
Valuation

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



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Front Porch/Sunroom

5.90m x 1.92m (19' 4" x 6' 4")

Hallway

2.92m x 2.51m (9' 7" x 8' 3")

Lounge

4.76m x 4.01m (15' 7" x 13' 2")

Dining Room

3.35m x 3.01m (11' x 9' 10")

Kitchen/Diner

3.90m x 3.57m (12' 10" x 11' 9")

Office

1.92m x 0.80m (6' 4" x 2' 8")

Shower Room

2.21m x 1.93m (7' 3" x 6' 4")



Bedroom Three

3.51m x 3.04m (11' 6" x 10')

Conservatory

3.04m x 2.34m (10' x 7' 8")

Master Bedroom

5.19m x 4.94m (17' x 16' 2")

Dressing Room

2.89m x 1.64m (9' 6" x 5' 5")

Ensuite

2.60m x 2.30m (8' 6" x 7' 7")

Bedroom Two

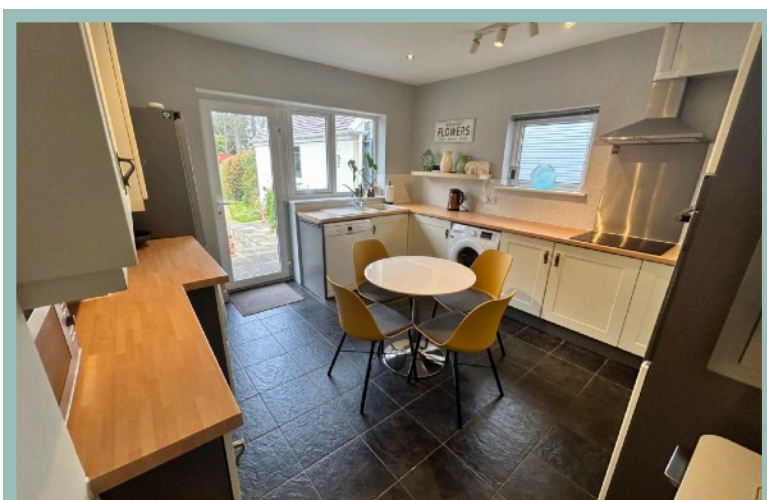
5.02m x 3.04m (16' 6" x 10')

W.C

1.57m x 1.28m (5' 2" x 4' 2")

Garage

5.63m x 2.46m (18' 5" x 8' 1")



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 Wales coastal path for walking and cycling.

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, continue into the village, turn right onto Beulah Road, New Road is the second turning on the left.

Council Tax Band: F
Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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