



17 Parc Llindir, Abergele, LL22 8JR
£765,000

5 4 3 B

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A	85	90	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



17 Parc Llindir, Abergele, LL22 8JR

£765,000



Tenure

Freehold

Council Tax Band

Band - G - Average from 01-04-2025 £3,868.05

Property Description

A welcoming entrance hall introduces the home with a bright, airy ambience, enhanced by Velux skylights and beautiful hardwood flooring. Three generous storage cupboards and a stylish guest WC sit off the hallway before bi-fold doors reveal the expansive main lounge. This inviting space features soft carpeting, generous proportions, and a sweeping sea-facing picture window with sliding doors that open onto a composite balcony with glass balustrade—perfect for enjoying a quiet morning coffee or evening glass of wine while gazing across to Pen-y-Groesffordd's hillside.

A further set of bi-folds leads into the superb kitchen diner, where a large picture window frames yet more coastal views. The dining area offers ample room for entertaining, complemented by a sleek wall-mounted radiator and continuous hardwood flooring. The kitchen itself is a striking focal point, centred around a substantial island with breakfast bar seating, integrated appliances, and a sunken sink with waste disposal. Shaker-style cabinetry, chrome hardware, and granite worktops with matching upstands and splashbacks underscore the home's high-specification finish, while motorised blinds to the skylights add a touch of luxury.

The main bedroom suite is a sanctuary of calm, generously proportioned with multiple skylights and windows that fill the room with natural light. A walk-in dressing room and an opulent four-piece en suite complete the space, featuring marble-effect tiling, a roll-top bath, a separate shower, twin sinks, two chrome towel warmers, illuminated vanity mirrors, and shaver power points.

The lower level of the property is equally impressive, offering a stylish open-plan lounge/reception area with chic tiled flooring, recessed lighting, and sliding doors to the patio—ideal as a guest lounge, or additional family living space.

Two storage cupboards and a spacious utility room provide exceptional practicality, the latter finished with hard-wearing

worktops, gloss cabinetry, a sunken sink, and ample appliance space.

Four further bedrooms occupy this level. Bedroom Two is a beautifully bright double with floor-to-ceiling glazing, patio access, and a luxurious en suite featuring a bath, rainfall shower, and modern vanity storage. Bedroom Three, another excellent double, includes fitted wardrobes and its own stylish en suite shower room. Bedroom Four, currently arranged as a library, offers direct patio access and the versatility to return to use as a bedroom. Bedroom Five, used as a home office, is ideal for remote working. A fully tiled family bathroom with a bathtub, separate shower, vanity mirror, WC and chrome towel rail completes the accommodation.

The rear garden is designed for both relaxation and entertaining, featuring a raised brick-paved terrace with a glass balustrade and sweeping sea views—an idyllic spot for barbeques or alfresco dining. A lower patio, generous lawn, established planting, and a secluded feature pond create a peaceful and private outdoor retreat. The property also benefits from a double garage with a motorised roller door, power supply, and external taps to both the front and rear elevations. In addition, the home offers zonal heating across the separate floors and a part-boarded loft with lighting, further enhancing the property's impressive specification. Meticulously maintained by its sole owners since construction, it continues to benefit from a valid NHBC warranty.

The property is within walking distance of Llanddulas village center, offering a chip shop, post office, the popular Valentine Inn gastro pub, an Indian takeaway/restaurant, Llanddulas beach, and coastal paths. Commuting along the North Wales Coast is effortless with the A55 just moments away! This charming home with breathtaking views awaits your discovery. Schedule a viewing today and imagine the possibilities of making it your own!

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 25-2-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

20'1" x 14'2" (6.14 x 4.32)

Balcony

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

Kitchen Diner

30'7" x 16'4" max (9.34 x 5.00 max)

Bedroom 1

21'8" x 13'9" (6.62 x 4.20)

Family area

20'1" x 14'2" (6.14 x 4.32)

Bedroom 2

16'4" x 11'5" (5.00 x 3.5)

Bedroom 3

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

Bedroom 4

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

Bedroom 5

8'3" x 8'3" (2.54 x 2.54)



Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

