

Parc Llindir, Llanddulas, Abergele

Asking Price: £515,000

Beresford Adams









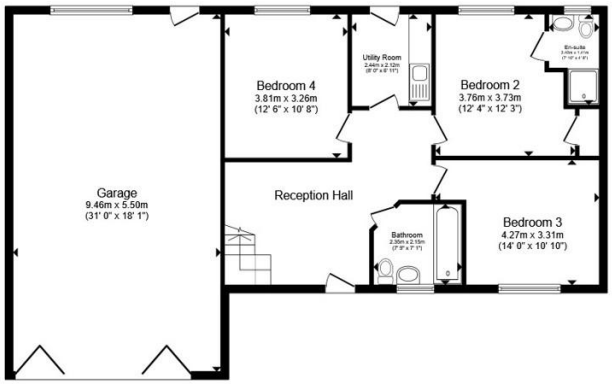

By The Sea all
WORRIES
Queen Bee



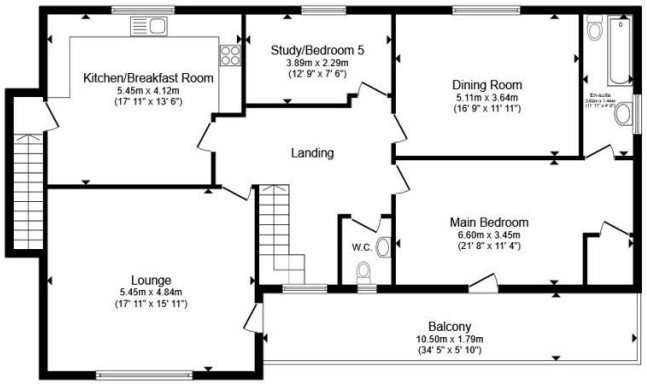
A handcrafted oak framed coastal home with breathtaking sea views, generous living spaces and a rare quadruple garage. Completed in 2015 and thoughtfully designed by the current owners, this remarkable five bedroom residence is a celebration of craftsmanship, light and landscape. Built around a striking oak frame, the house blends timeless character with a modern, flowing layout. The ground floor opens into an impressive reception hall, its solid wood parquet flooring setting the tone for the quality throughout. From here, you'll find three beautifully proportioned double bedrooms, including one with its own en suite, along with a family bathroom and a practical utility room. A feature staircase leads to a light filled galleried landing, where a porthole window perfectly frames the sea beyond. The first floor is designed to embrace the views: a spacious lounge with a statement fireplace and doors opening onto a generous balcony to take in those fabulous views. The kitchen/breakfast room offers warmth and charm with its solid wood cabinetry and ample space for family life, while the separate dining room provides an inviting setting for gatherings. A study (also suitable as a fifth bedroom if required) and a guest W.C. complete this level. The principal bedroom is a true sanctuary. With its walk in wardrobe, elegant en suite bathroom and private balcony access, it offers a moment of calm each morning as the sun rises over the water; a view that will never lose its magic. Outside, the property continues to impress. The front offers extensive parking and a rare quadruple garage with a full width opening door and approximately 3 metre internal height, ideal for a camper van, boat or workshop. To the rear, a lawned garden and covered seating terrace create a sheltered space for outdoor dining, with steps rising to a private, sloped area offering both tranquillity and exciting potential for further landscaping or development (subject to permissions).







Ground Floor



First Floor

Total floor area 251.3 m² (2,705 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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Council Tax Band: **G**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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