



## Derwas Nantglyn, Denbigh, Denbighshire, LL16 5PU

**£250,000**

3 1 1 B

**EPC - B81**

**Council Tax Band - E**

**Tenure - Freehold**

# , Denbigh

## 3 Bedrooms - House - Semi-Detached

Video Tour Available... A three bedroom semi-detached cottage located in the village of Nantglyn. Offering stunning, unspoiled views over the rolling countryside and beyond. The charming accommodation has been recently modernised and offers kitchen/breakfast room, lounge, utility with downstairs bathroom off. To the first floor, spacious landing with access to the rear garden, three bedrooms and separate W.C. Further benefits include off road parking across to the property, well maintained rear garden with decked area, perfect for a seating area to enjoy the views. ECO Three has recently been installed which includes new radiators, air source pump and solar panels. Viewing highly recommended. EPC Rating B81



### Description

Nantglyn is a small village and community in Denbighshire, Wales. Approximately 5 miles from the town of Denbigh. Denbigh provides a good range of facilities catering for most daily requirements to include supermarkets, post office, schools for all ages and leisure facilities. The area is also considered ideal for those wishing to commute throughout the region with the A55 Expressway within easy reach providing ease of access along the North Wales Coast and interlinking with the motorway network beyond.

### Accommodation

uPVC double glazed front door opens into:

### Kitchen/Breakfast Room

15'6" x 11'10" (4.72 x 3.61)

Opening from the front door into the kitchen, having exposed stone wall, stone built fireplace housing wood fired Aga, stainless steel sink with bowl and half drainer and mixer tap, void for electric cooker, wall, drawer and base units with work surfaces over, feature beamed ceiling, power points and deep sill uPVC double glazed window to the front.

### Utility Area

11'5" x 5'7" (3.48 x 1.70)

With radiator, plumbing for washing machine and dryer, space for tall standing fridge/freezer, power points and access into the storage/garage.

### Bathroom

14'11" x 5'2" (4.55 x 1.57)

Offering a white suite with panel bath and shower over, part tiled walls, radiator, archway to W.C, wash basin set into vanity unit, radiator, spotlights and extractor fan.

### Lounge

15'5" x 11'11" (4.70 x 3.63)

Having uPVC double glazed window with leaded detailing to front elevation, log burner set on a stone hearth, feature beamed ceiling, radiator and power points.



### First Floor Landing

With radiator, power points, door leading to a potential W.C conversion, steps out to the rear garden decked area.

Doors off to further accommodation.

### W.C

With low flush W.C, radiator, fully tiled walls and uPVC obscure window to the rear.

### Bedroom One

18'4" x 11'4" (5.59 x 3.45)

With radiator, power points and uPVC double glazed window to the front.

### Bedroom Two

8'7" x 7'6" (2.62 x 2.29 (2.61 x 2.28))

With radiator, power points and uPVC double glazed window to the front.

### Bedroom Three

12'4" x 10'10" (3.76 x 3.30)

With radiator, power points and uPVC double glazed window to the rear.

### Garage/ Storage

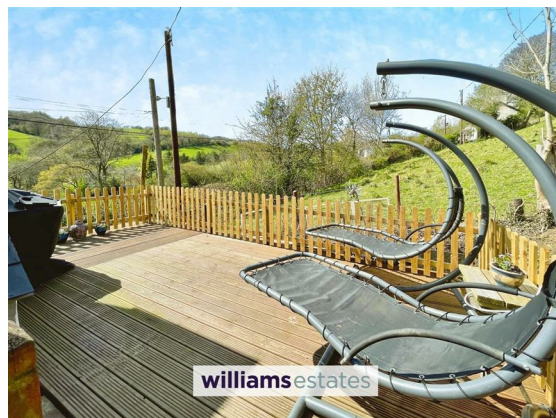
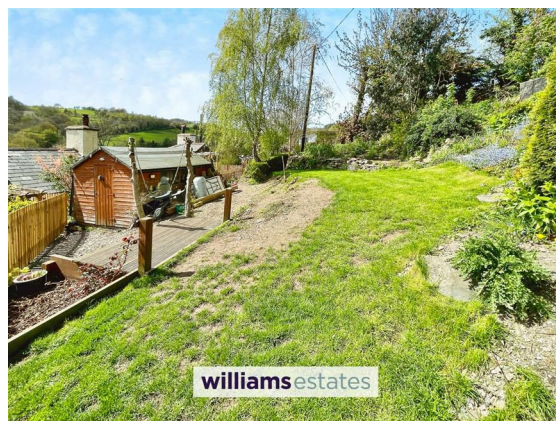
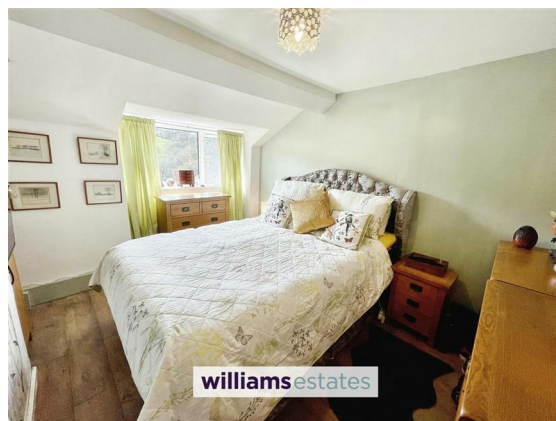
20'2" x 9'2" (6.15 x 2.79)

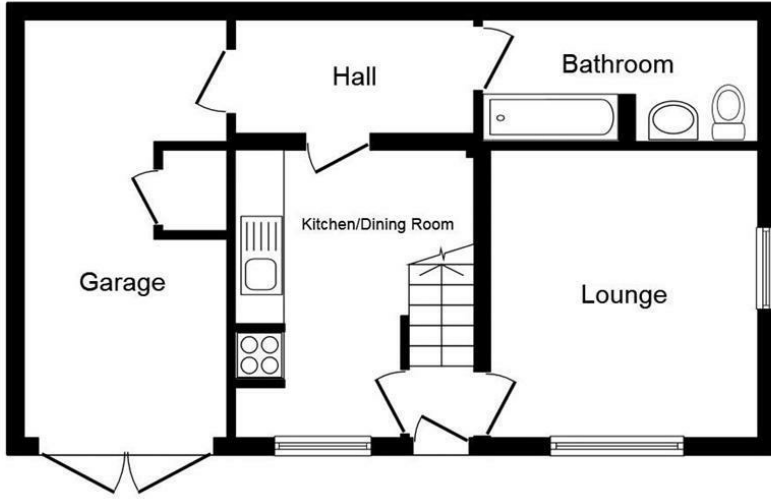
Having double doors, water and solar controls

### Outside

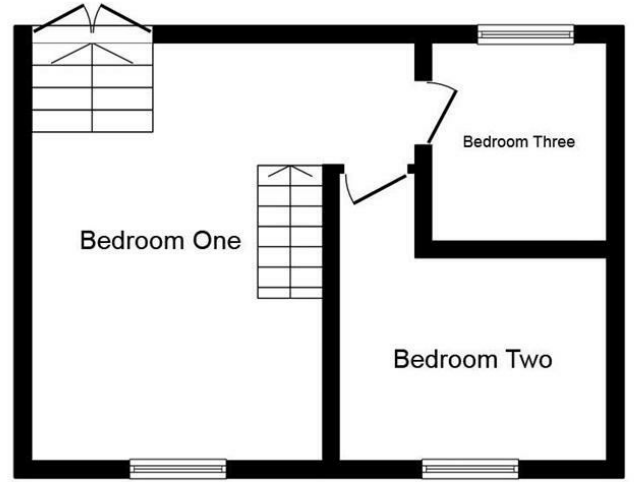
To the rear of the property is a secluded and private cottage garden with beautiful and well established shrubs married with pond, timber shed and beautiful views over the open countryside to the rear. The garden enjoys a peaceful aspect.

Across from the property offers ample off road parking for several cars and storage.






**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

| Energy Efficiency Rating                    |   |
|---|---|
|   | Potential   |
| Very energy efficient - lower running costs | 100   |
| (92 plus) <b>A</b>                          |   |
| (81-91) <b>B</b>                            | 81  |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             |   |
| Not energy efficient - higher running costs |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.