

williams estates



Bryn Salem Nantglyn, LL16 5PL

£435,000

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EPC - D63

Council Tax Band - D

Tenure - Freehold

SUMMARY

Introducing a captivating property nestled in the tranquil village of Nantglyn, this charming residence combines a beautifully converted Regency chapel with an adjoining cottage, both of which have been thoughtfully renovated to create an idyllic rural retreat. Located just five miles from the market town of Denbigh, there is an excellent array of services and amenities, including a selection of highly regarded state and private schools. The property also offers convenient access to the A55, providing easy connections to the stunning North Wales coast, Chester, Liverpool, Manchester, and the wider motorway network.

The interior of this unique home features a welcoming reception hall/sitting room, a spacious living room, and a well-appointed kitchen/breakfast room complete with a small pantry. On the first floor, the master bedroom boasts an en-suite bathroom and an additional landing/sitting area, complemented by two further bedrooms and a family shower room.

Outside, the property offers a sizeable front garden with countryside views, perfect for enjoying the peaceful rural surroundings. This beautiful home is a must-see, and viewings are highly recommended.

Further benefits include superfast fibre broadband, Up to 900Mb/s.
EPC Rating D63.



Accommodation

Glazed door leads into:

Reception Hall/Snug

13'5" x 11'3" (4.09 x 3.43)

Having white washed beamed ceiling, traditional cast iron log burning stove set on an inglenook fireplace with beam over, cloaks cupboard, slate flooring, power points and window to the front.

To the right opens through into the living room which fills the ground floor of the original chapel. It is an exceptional space for entertaining.



Living Room

30'8" x 23'7" (9.37 x 7.21)

Exceptional sized living room with fireplace and log burner on a raised slate hearth, radiators, power points, polished timber flooring and double glazed sash windows to the front and rear.



Kitchen/Diner

Located at the rear of the property, offering a range of wall, drawer and base units with carousel shelves, with quartz work surfaces over, drainer sink with Pronteau instant hot water tap, Range Master induction oven, integrated microwave, space for fridge freezer, plumbing for washing machine, power points, radiator, traditional stone flagged floor, nest smart heating, double glazed window to the rear with slate sill and shutters, further window to the front with shutter, stable door to the front elevation.

Under stairs pantry cupboard with continued stone flooring.



Landing

With built-in cupboards and doors off to further accommodation.

Bedroom One

20'11" x 15'8" (6.40 x 4.80)

A well presented good sized master bedroom with en-suite bathroom and adjoining sitting area, radiator, power points and Velux windows to the side. Built-in storage, wardrobes and further eaves storage.

Adjoining Sitting Area

With storage cupboard for ample hanging space, feature beams, power points and doors off.

En-Suite

With a low flush W.C, Burlington Edwardian pedestal wash basin and free standing bath tub, shaving/ electric tooth brusher charging point, tiled flooring, half tiled walls and double glazed Velux window to the rear.





Bedroom Two

3.61 x 3.61

(restricted head height) with radiator, power points and double glazed window with shutters to the front.

Bedroom Three

4.09 x 3.43

With radiator and double glazed window to the front.

Shower Room

Providing a Roper Rhodes shower room, low level W.C., vanity wash basin, walk in shower enclosure with glazed panels, half tiled walls, exposed stone wall and a window to the rear elevation.

Outside

The front of the property is approached via a stone wall with original wrought iron gates, gravelled pathway, lawn area to the front with a mixture of shrubs.

Oil tank, external oil combination boiler.









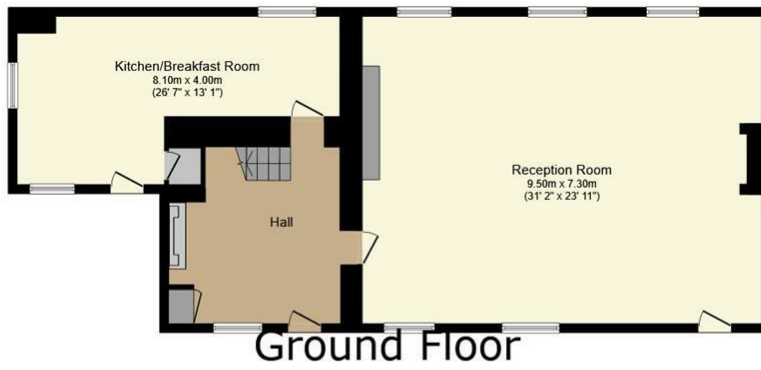
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Floor area 117.3 sq.m. (1,263 sq.ft.)



Floor area 94.2 sq.m. (1,014 sq.ft.)

TOTAL: 211.6 sq.m. (2,277 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.