



**Bryn Glas St. Asaph Road, Trefnant,  
Denbigh, Denbighshire, LL16 5UD**

**£335,000**

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**EPC - C76**

**Council Tax Band - H Tenure - Freehold**

# SUMMARY

**\*\*Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.\*\***

No Onward Chain! - Bryn Glas, a large and interesting property currently comprising of the 'main house' which has 3 bedrooms and a separate bedsit, plus an adjoining but self contained 3 bedroomed flat and a recently created 3 bedroomed flat (Bryn Mawr) which is attached to the main house but totally separate with its own services. Bryn Glas was previously an 8 bedded hotel with bar but was developed as a residential dwelling by the current owner, following planning permission being granted for change of use. EPC Rating C76 & E43 for Bryn Mawr.



## Auction

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Accommodation (Main House)

Comprising of uPVC french doors into

### Entrance Hall (Main House)

21'3" x 16'0" (6.50 x 4.90)

Spacious room leading through to

### Hall (Main House)

55'5" x 6'6" (16.90 x 2.00)

With doors off to all rooms

### Bedroom/Bedsit (Main House)

14'9" x 19'8" (4.51 x 6.01)

Comprising of a bright and spacious room, small kitchen area, bedroom area and a wet room.

### Lounge (Main House)

21'8" x 12'5" (6.61 x 3.79)

Large room with recessed down lights and access into store and computer/library room.

### Store (Main House)

9'6" x 13'1" (2.90 x 4.00)

With a uPVC double glazed window to the front elevation and two radiators.

### Computer Room/Library (Main House)

21'8" x 12'5" (6.61 x 3.81)

Large reception room with with access into office space.





#### Office (Main House)

12'5" x 14'1" (3.81 x 4.30)

with a uPVC double glazed window to the side elevation.

#### Store

Over two levels, lower store room has void for washing machine and tumble dryer. Upper level store houses the boiler.

#### Bedroom (Main House) + Wet Room

14'0" x 10'9" (4.29 x 3.30)

Double bedroom with uPVC french doors to the rear garden



#### Bedroom (Main House) + Wet Room

Double bedroom with uPVC french doors to the rear garden

#### Bedroom (Main House) + Wet Room

Double bedroom with uPVC french doors to the rear garden

#### Kitchen (Main House)

Comprising of complimentary worktops, stainless steel sink, partially tiled splash back, ample wall sockets and uPVC french doors to the rear.



#### Dining Room (Self Contained Flat)

8'9" x 16'0" (2.69 x 4.90)

With door off to living room and bedrooms and a uPVC double glazed window to the side elevation.

#### Kitchen (Self Contained Flat)

14'0" x 10'9" (4.29 x 3.30)

Having complimentary worktops, tiled flooring, matching wall and base units, tiled splash back, ample wall sockets, integrated oven, electric hob with extractor over, uPVC window to the rear and a uPVC door leading to the rear garden

#### Lounge (Self Contained Flat)

Spacious room with a uPVC double glazed window to the side elevation.



#### Bedroom (Self Contained Flat)

11'4" x 19'0" (3.46 x 5.80)

Double bedroom with a uPVC double glazed window to the rear and access into main bathroom.

#### Bedroom (Self Contained Flat)

With a uPVC double glazed window to the rear elevation

#### Bathroom (Self Contained Flat)

Comprising of a low flush W.C., bath tub with partially tiled walls and an extractor fan.

### Bedroom (Self Contained Flat)

Comprising of a uPVC double glazed window to the rear elevation

Bryn Mawr

### Kitchen (Bryn Mawr)

16'4" x 9'9" (4.983 x 2.972)

Complimentary worktops with matching wall and base units, stainless steel drainer sink with mixer tap over, void for cooker, with tiled splash back and a uPVC double glazed window to the rear and room for dining table

### Living room (Bryn Mawr)

13'10" x 15'7" (4.237 x 4.759)

Spacious living room with a uPVC window to the side elevation, gas fire, ample wall sockets and a double radiator.

### Inner hall (Bryn Mawr)

With doors off to bedrooms and a uPVC double glazed door leading to the yard.

### Bedroom One (Bryn Mawr)

15'5" x 10'8" (4.721 x 3.253)

Double bedroom with a walk in wardrobe - Potential for en-suite, double radiator and a uPVC window to the side

### Bedroom Two (Bryn Mawr)

10'2" x 9'9" (3.118 x 2.975)

Double bedroom with a double radiator and uPVC window to the side.

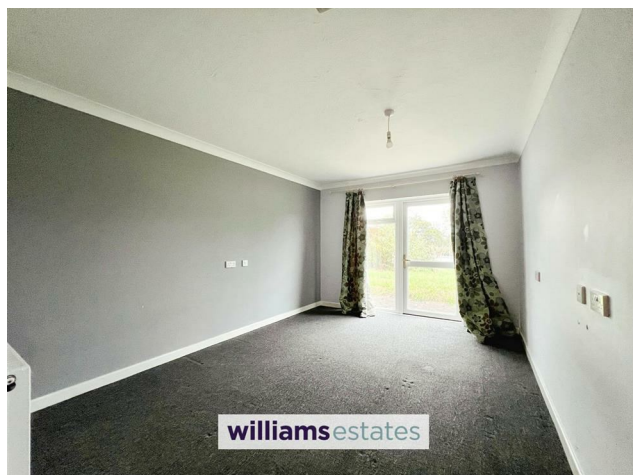
### Bedroom Three (Bryn Mawr)

10'3" x 9'8" (3.137 x 2.965)

Double bedroom with a double radiator and uPVC window to the side.

### Two Additional Store Rooms

Potential for a 2 storey, 2 bedroom property as planning permission previously granted but this has now expired.







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**Floor Plan**  
Floor area 614.6 m<sup>2</sup> (6,615 sq.ft.)

TOTAL: 614.6 m<sup>2</sup> (6,615 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>81</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	

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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.