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**Felin Newydd Nantglyn, Denbigh,
Denbighshire, LL16 5PY**

£685,000

 4  2  3  C

EPC - C69

Council Tax Band - F Tenure - Freehold

SUMMARY

Video Tour Available... Offered for sale, a well presented four bedroom, characterful detached converted Watermill. Nestled into the hillside with truly stunning views of the countryside, it is in approximately 9 acres of land with outbuildings on the edge of the village of Nantglyn. The property comprises of Kitchen/ breakfast room, utility and downstairs cloakroom, large living room and dining area, study/activities room, bright airy oak framed conservatory, four bedrooms to the first floor and family bathroom. Externally, the property offers off road parking for several cars, outbuildings for ample storage space, two bay garage and workshop, 5 stables, hay storage, additional outbuildings, wooded Mill lete trail, stream, rock pools, & three fields and small paddock. Nantglyn is a small rural village community situated in a picturesque valley setting some 5 miles from the market town of Denbigh. Denbigh provides a good range of facilities catering for most daily requirements to include supermarkets, post office, schools 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. Viewing highly recommended. EPC Rating C69.



Accommodation

Attractive composite front door leads into:

Kitchen/Breakfast Room

21'0" x 11'0" (6.40 x 3.35)

A large pleasant kitchen/room with a range of wall, drawer and base units with surfaces over, Belfast sink, space for dishwasher, void for cooker, tiled flooring, radiator, power points, double glazed dual aspect windows to the front and patio doors leads to the side elevation.

Utility room

6'6" x 5'11" (1.98 x 1.80)

Having hot water cylinder, plumbing for washing machine and window to the side.

Heating System is Air Sourced Heat Pump.

Cloakroom

6'4" x 2'11" (1.93 x 0.89)

Having a low flush W.C, wall mounted sink, radiator, fully tiled walls, tiled flooring and extractor fan.

Lounge/ Diner

30'4" x 0'0" (9.25 x 0.00)

Having multi fuel log burner, feature beams, radiators, inset spotlighting, double glazed single door leads to the side, further double glazed patio doors to the side elevation.

Stairs off to further accommodation.

Study/ Office

15'7" x 9'8" (4.75 x 2.95)

Having dual aspect double glazed windows to the side elevations, radiator and power points.

Conservatory

18'11" x 13'2" (5.77 x 4.01)

Having wood burner, tiled flooring, wall mounted air sourced heat unit, double glazed windows around, Velux windows, single door to the side and further patio doors leads to the rear.

Landing

Having original grain sack hoist, power point, Velux window to the side.

Bedroom One

11'4" x 9'10" (3.45 x 3.00)

Having double glazed window to the side, radiator and power points.

Bedroom Two

11'3" x 9'6" (3.43 x 2.90)

Having radiator, power points and double glazed window to the side and front.





Bedroom Three

9'8" x 8'9" (2.95 x 2.67 (2.94 x 2.66))

Having feature beams, radiator, power points and double glazed window to the side elevation

Bedroom Four

9'10" x 6'10" (3.00 x 2.08)

Having radiator, power points, storage cupboard and double glazed window to the side elevation and Velux window.

Bathroom

9'9" x 7'1" (2.97 x 2.16)

Having a three piece suite in white comprising low flush w.c, wash basin, half tiled walls, Jacuzzi panelled bath, storage cupboard, heated towel rail, velux window and double glazed window to the side elevation

Outbuilding One

13'7" x 13'1" (4.14 x 3.99)

Outbuilding Two

14'4" x 12'1" (4.37 x 3.68)

Stables

Four single stables, one double stable and further hay store.

Outside

The property is approached via driveway with the stabling on left providing additional parking area. Nine acres of land surrounding with storage sheds, outbuildings, woodland, stream, rock pools and two fields.

A selection of patio areas great for entertaining, decked area for hot tub and outside dining, summer House and ponds. Very private but not isolated.

Directions

what3words: [///pave.code.rugs](https://www.what3words.com////pave.code.rugs)

Directions from Williams Denbigh Office -

Proceed through Denbigh Town centre on A543 take first left at roundabout.

Once passed Morrisons supermarket take next left At next junction turn right and keep bearing right on B4501

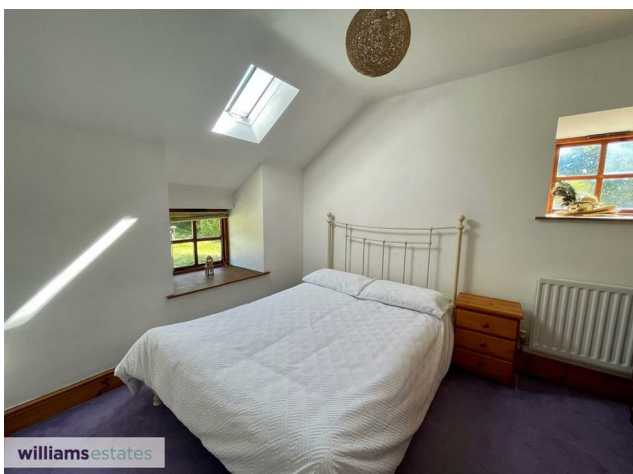
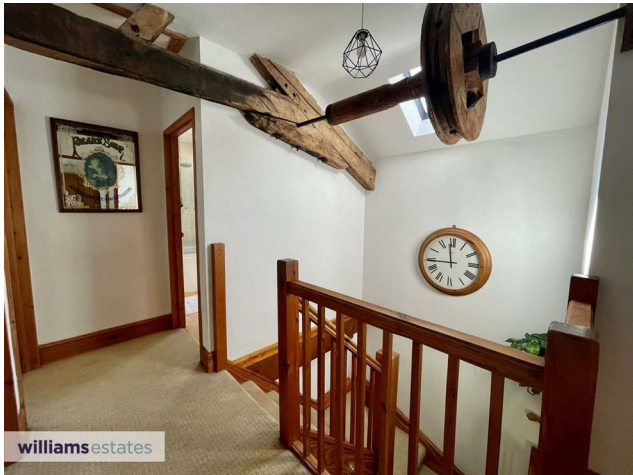
Within a mile at LL16 4SY, take the right turn S.P. to Nantglyn ,

Stay on this road till you reach Nantglyn village, Go through village over small stone bridge and at top of village crossroads take right turn S.P.

Bylchau B5435

Within ¼ mile go over stone bridge and within 70 metres take left hand fork just before a 20mph sign and red telephone box.

Within 200 metres go past Ty Felin Newydd and

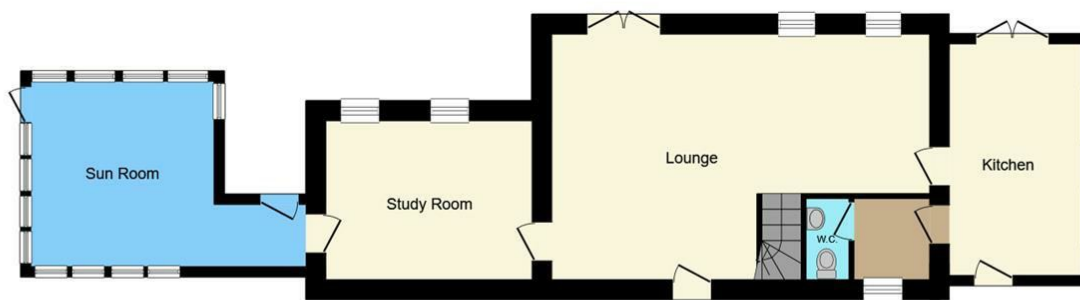


Felin Newydd driveway is next on the right LL16 5PY



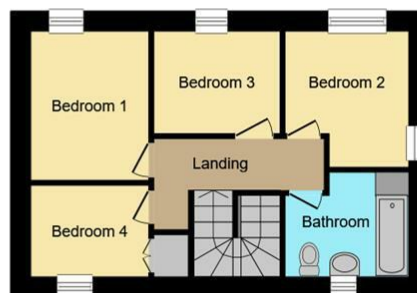






Ground Floor

Floor area 85.9 sq.m. (925 sq.ft.)



First Floor

Floor area 38.9 sq.m. (418 sq.ft.)

Total floor area: 124.8 sq.m. (1,343 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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