

# williams estates



**Glyn Hyfryd, Nantglyn, Nantglyn,  
Denbighshire, LL16 5PU**

**£295,000**

3 2 2 E

**EPC - E41**

**Council Tax Band - E Tenure - Freehold**



## SUMMARY

No Onward Chain – A charming link-detached house nestled in a rural location, offering stunning surrounding views in the picturesque village of Nantglyn, yet within easy reach of Denbigh town centre, local amenities, and schools. The property comprises two reception rooms, a kitchen, a ground-floor shower room, and three bedrooms on the first floor. Externally, the property is set on a generous plot with a lawned garden, paddock/orchard and off-street parking. EPC Rating: E41.





### Accommodation

A timber door with an intricately designed stained glass window opens into:

#### Lounge

16'0" x 14'2" (4.901 x 4.338)

A bright and spacious room, featuring parquet flooring, a recessed fireplace with a multi-fuel stove and an oak beam above. The room also boasts an exposed stone wall, a beamed ceiling, and solid wood sash window to the front elevation, along with power points and two radiators.

The stained glass window to the external door will be replaced as it is a sentimental piece for the current owners.

#### Dining Room

14'2" x 7'11" (4.330m x 2.4245)

With solid wood flooring, radiator and fully tanked. Opening into:

#### Kitchen

15'1" x 10'4" (4.614 x 3.154)

Solid Oak kitchen units are separate negotiation.

The kitchen features tiled splash backs, original slate flooring, a ceramic sink with mixer tap, and a space for a tall standing fridge-freezer. Additional features include power points and a double-glazed sash window to the front elevation.

#### Shower Room

12'4" x 6'11" (3.771 x 2.132)

A modern suite featuring tiled flooring and half-tiled walls. It includes a walk-in shower area with fully tiled walls, a low-flush W.C., a traditional vanity unit with a wash basin, a classic radiator, a lit mirror and a solid wood sash window to the front.

#### From The Dining Room

A glazed door leads to turned stairs case to the first floor.

#### Inner Hallway

With stairs leading to the first floor and having the Pantry off

#### Pantry

With storage, room for a fridge and freezer.

#### Side Entrance Porch

5'4" x 4'9" (1.631 x 1.472)

Double glazed sash window to the side elevation and turned staircase leading to the first floor landing.

#### Utility

With plumbing for a washing machine and sapce for tumble dryer.







## Landing

### Bedroom One

16'4" x 10'1" (4.98m x 3.09)

With solid wooden flooring, sash window to the rear elevation and a door leading into:

### Dressing Room/ Office

Comprising a roof window, solid wooden flooring and access through to:

### En Suite

Providing a low flush W.C., a wall hung wash basin and an obscure sash window to the front elevation.

### Bedroom Two

14'6" x 13'11" (4.42 x 4.26)

With exposed timber beams, solid wooden flooring and a sash window to the front elevation.



### Bedroom Three

14'5" x 10'4" (4.408 x 3.161)

Featuring an exposed wall, two double-glazed sash windows to the front and side elevations, a double radiator, power points, and hardwood flooring throughout.

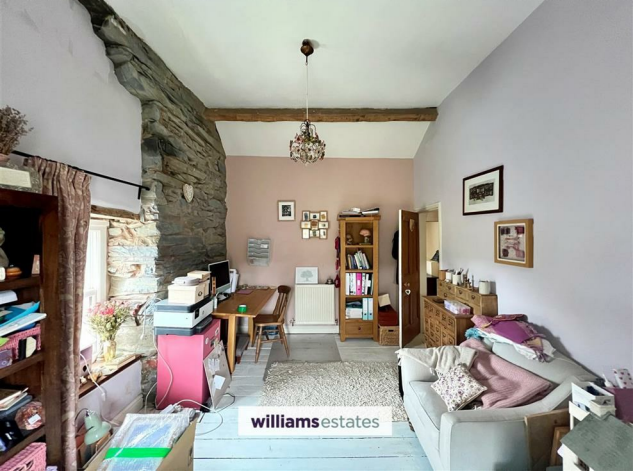
## Outside

The expansive front garden is predominantly laid to lawn, gently sloping downward. A pathway leads to the bottom of the garden, where a gate provides access to the main road. To the rear, off-road parking is available, with steps descending to the front elevation.

There is a middle field which houses the oil tank, pear trees and mulberry tree.

The next field is a paddock/established orchard, with a Welsh Varieties mixed fruit trees & a nut tree.















### Ground Floor

Floor area 68.8 m<sup>2</sup> (740 sq.ft.)



### First Floor

Floor area 63.3 m<sup>2</sup> (681 sq.ft.)

**TOTAL: 132.1 m<sup>2</sup> (1,422 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](http://www.Propertybox.io)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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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