



Ty Gwyn Llannefydd, LL16 5HB

£695,000

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EPC - G8

Council Tax Band - F **Tenure - Freehold**

SUMMARY

Dating back to the early 17th century, Ty Gwyn is a distinguished Grade II listed home that radiates timeless charm and elegance. This four-bedroom residence, complete with an en-suite shower room, a family bathroom, and an additional shower room, offers a generous and beautifully appointed interior. Throughout, character features abound – from exposed timber beams and natural stonework to vaulted ceilings and inviting inglenook fireplaces. The moment you step through the front door, you're welcomed by an atmosphere of warmth and hospitality, making it effortlessly easy to imagine this house as your home.



Ty Gwyn

Behind its historic exterior, Ty Gwyn reveals a home thoughtfully designed for modern living. At its heart lies a bespoke kitchen with handcrafted hardwood cabinetry and sleek granite worktops, a true delight for any cook. The kitchen flows effortlessly into the generous dining area, where a log burner and traditional plank-and-muntin partition wall create a striking backdrop for gatherings with family and friends. For quieter moments, the sitting room offers a retreat brimming with charm – exposed beams, an inglenook fireplace with wood-burning stove, and far-reaching views across the Aled Valley combine to create an atmosphere of comfort and character. With the benefit of underfloor heating throughout and high-quality integrated appliances, this home blends period detail with contemporary convenience in perfect harmony.

Exterior

Set within around 0.65 acres of beautifully tended gardens, the grounds provide an idyllic setting for outdoor entertaining, family activities, or simply enjoying the peace of the countryside. Beyond the gardens, a range of substantial outbuildings includes a two-storey studio, garage, and workshop. Whether you're seeking space for creative pursuits, practical storage, or considering future conversion potential, these versatile buildings open the door to a wealth of possibilities.

Location

Conveniently located near Denbigh and Abergel, Ty Gwyn offers easy access to a host of amenities, including schools, shops, and restaurants. Yet, with its idyllic rural setting and panoramic views of the Aled Valley, you'll feel a world away from the stresses of daily life. Whether you're seeking permanent residence or a weekend retreat, Ty Gwyn promises a life of tranquillity, beauty, and endless possibilities.

Utility

13'9" x 7'1" (4.20 x 2.18)

Kitchen

11'8" x 11'1" (3.58 x 3.38)

Dining Room

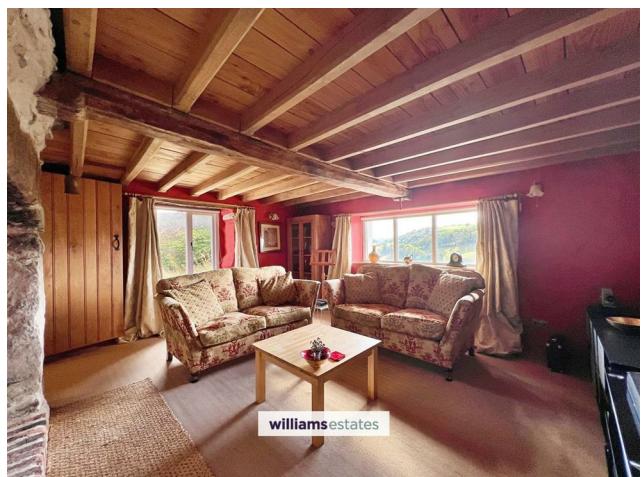
15'8" x 13'1" (4.78 x 3.99)

Living Room

16'0" x 12'4" (4.88 x 3.78)

Rear Porch

Landing





Bedroom One
13'1" x 12'9" (3.99 x 3.89)

Bedroom Two
12'0" x 8'9" (3.68 x 2.69)

Bedroom Two En Suite

Bedroom Three
10'5" x 8'2" (3.20 x 2.50)

Bedroom Four
10'4" x 9'1" (3.17 x 2.79)

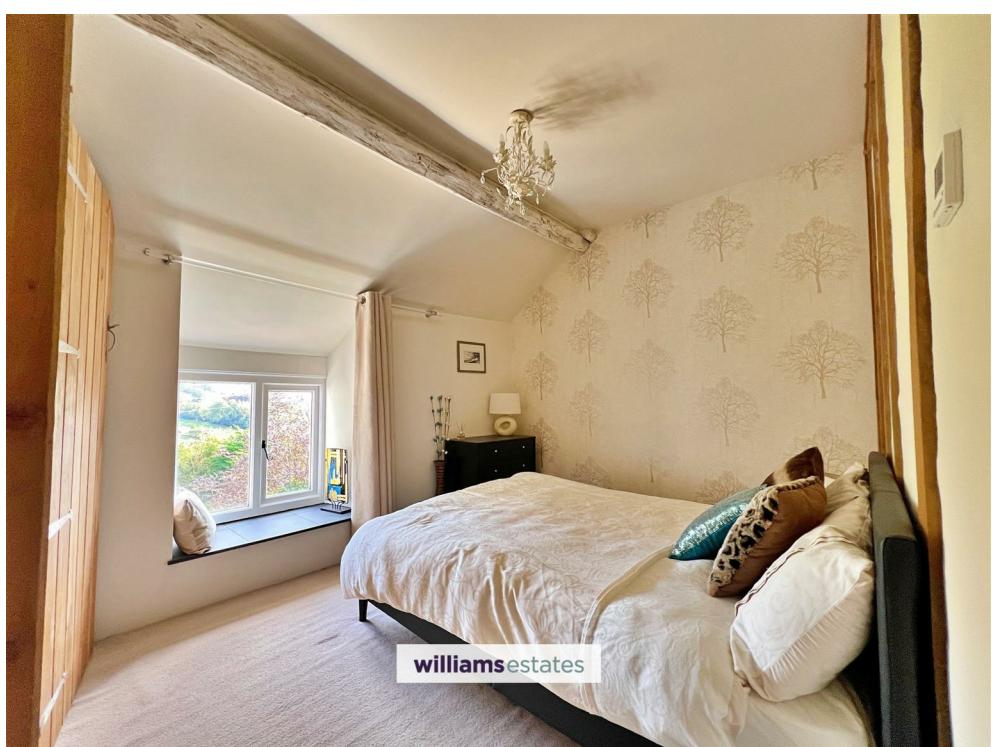
Bathroom

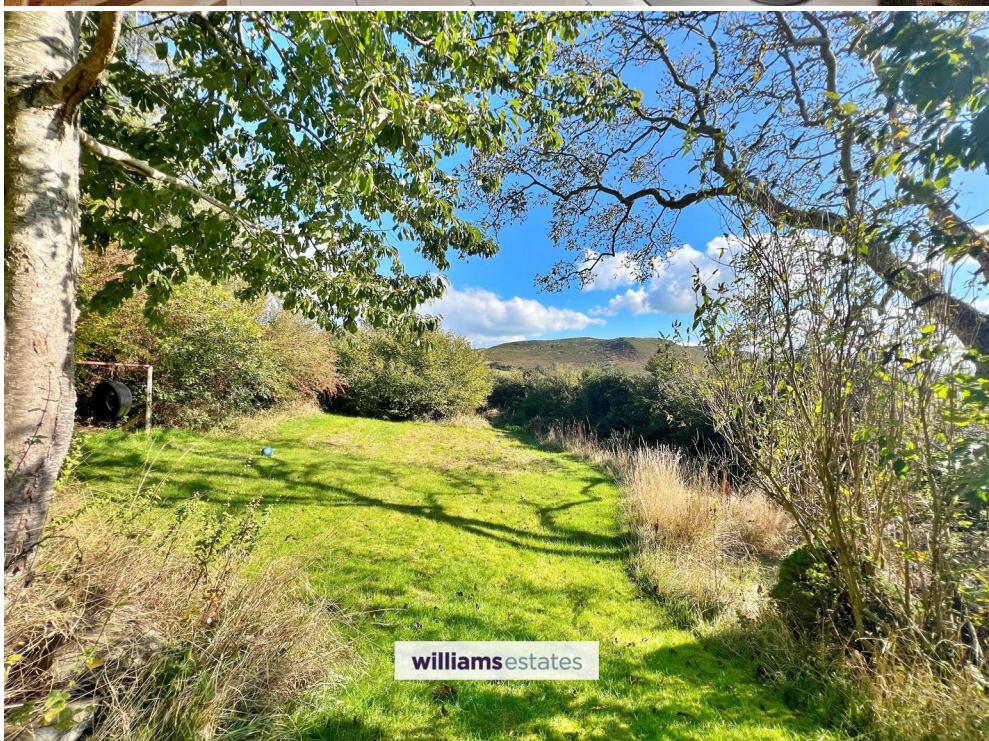
Shower Room

Directions
What3words: ///bonus.crows.bonus



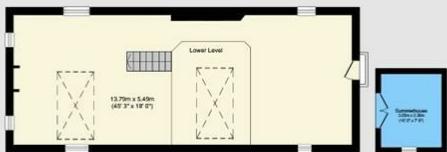








Studio Ground Floor
Floor area 280.3 sq.m. (3,017 sq.ft.)



Studio First Floor
Floor area 153.2 sq.m. (1,649 sq.ft.)

Total floor area: 433.5 sq.m. (4,666 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.

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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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