

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 Chain! - A Charming 18th-Century Cottage with Historic Features and Secluded Rural Views!

A beautifully restored 18th-century three-bedroom cottage with character in every corner— once a chapel, bakery, and post office, this historic home offers the rare blend of peaceful rural seclusion and warm village community. Set in the picturesque village of Waen near Denbigh, the property enjoys stunning countryside views, modern upgrades, and expansive outdoor space including an orchard and paddock.

Lovingly updated throughout, the property benefits from a range of modern improvements—such as a contemporary kitchen, updated electrics, and central heating—while carefully preserving its original charm. Period features, including exposed beams, original fireplaces, and traditional sash windows, provide timeless character. The property comprises two reception rooms, a kitchen, a ground-floor shower room, and three bedrooms on the first floor as well as a study/dressing room. Externally, the property is set on a generous plot with a lawned garden, paddock/orchard and off-street parking. Set in a sought-after location, this home is ideal for those looking to enjoy the warmth of historic architecture with the comfort and convenience of modern living. EPC Rating: E41.



Accommodation

On the ground floor, the home includes a spacious lounge with multi-fuel stove and exposed stonework, a dining room with solid wood floors, a charming kitchen with slate flooring and optional solid oak units, and a modern shower room fitted in 2024. There is also a ground floor pantry/utility room with space for laundry appliances.

Upstairs offers three generous bedrooms, including one with a dressing room/office and en-suite cloakroom (with plumbing for a future shower), plus a small upper utility room with washing machine and tumble dryer for added convenience.

A solid oak door with an intricately designed stained glass window opens from the newly laid patio and decorative fencing 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, 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. Recently installed & serviced oil combi-boiler under the surface.

Shower Room

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

A modern suite, installed in November 2024, 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 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 ample storage, room for a fridge and freezer and shelving.

Side Entrance Porch

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

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

Utility

With plumbing for a washing machine and space for tumble dryer, further ample storage space.

Landing

Upstairs offers three generous bedrooms, including one with a dressing room/office and en suite cloakroom (with plumbing for a future shower), plus a small upper utility room with washing machine and tumble dryer for added convenience.

Bedroom One

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

With solid wooden flooring, two windows to the rear elevation and a door leading into:

Dressing Room/ Office

Comprising a Velux skylight, solid wooden flooring and access through to:

En Suite

Providing a low flush W.C., a wall hung wash basin and an obscure window to the front elevation. Hidden plumbing exists for installation of a shower.

Bedroom Two

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

With exposed timber beams, solid wood flooring and a double glazed 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 solid wood flooring throughout.

Outside

The property sits on a generous plot with a front lawn, newly landscaped patio area, and rear parking for 2–3 vehicles. The grounds include a



middle field with mature fruit trees and oil tank, plus a larger orchard/paddock with a variety of traditional Welsh fruit and nut trees.

The expansive front garden is predominantly laid to lawn with a patio and decorative fences installed in 2024, gently sloping downward. A pathway leads to the bottom of the garden, where a gate provides access to the main road.









Ground Floor

Floor area 68.8 m² (740 sq.ft.)



First Floor

Floor area 63.3 m² (681 sq.ft.)

TOTAL: 132.1 m² (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

williams
estates

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		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417
Denbigh@williamsestates.com

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.

williamsestates