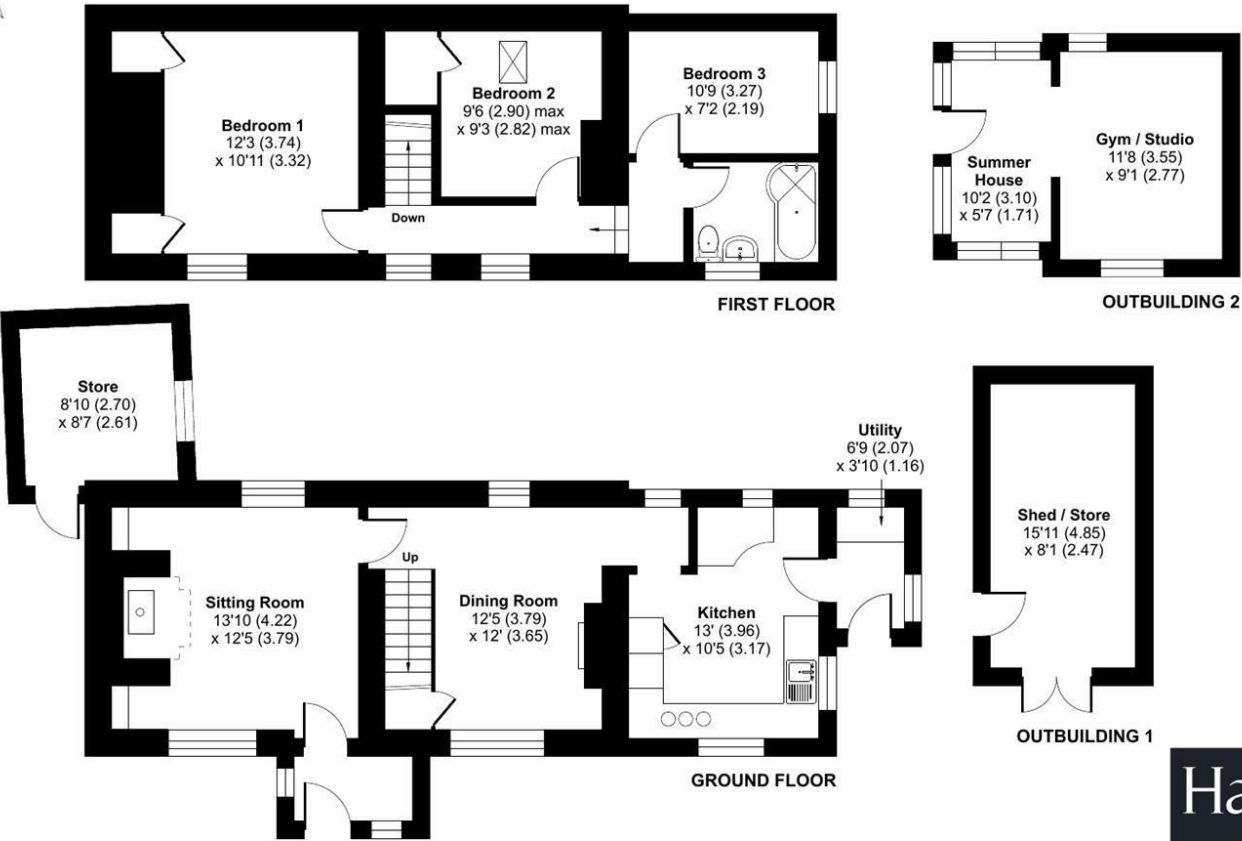


FOR SALE

Glandwr Bryneglwys, Corwen, LL21 9LG



Approximate Area = 1025 sq ft / 95.2 sq m
Outbuildings = 372 sq ft / 34.6 sq m
Total = 1397 sq ft / 129.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1383109



FOR SALE

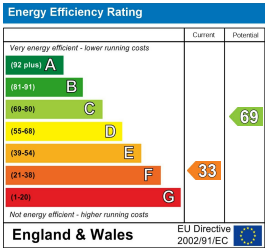
Offers in the region of £345,000

Glandwr Bryneglwys, Corwen, LL21 9LG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A particularly charming three bedroom detached period cottage presented to a very high standard and boasting a range of traditional features alongside excellent rear gardens, conveniently situated within the heart of the popular village of Bryneglwys.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Corwen 6 Miles, Ruthin 9 miles, Llangollen 11 miles, Mold 14 miles, Wrexham 13 miles
(all mileages are approximate)



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Characterful Detached Period Cottage
- Presented to a High Standard
- Useful Outbuildings
- Traditional Features
- Excellent Rear Gardens
- Rural Location Convenient for Wrexham and Chester

DESCRIPTION

Halls are delighted with instructions to offer Glandwr, Bryneglwys for sale by private treaty.

Glandwr is a particularly charming three bedroom detached period cottage presented to a very high standard and boasting a range of traditional features alongside excellent rear gardens, conveniently situated within the dramatic landscape of the north Wales hills and providing versatile accommodation whilst allowing convenient access to the A5 and A494. The property has recently undergone a number of improvements including a new roof which was fitted in 2024.

SITUATION

Glandwr sits in a private 'tucked away' position within the small rural community of Bryneglwys standing between Corwen and Ruthin. Residents of Bryneglwys enjoy a church, a community-centre café, a children's playground, and beautiful country walks right on the doorstep. Despite enjoying such a serene and peaceful location, the property retains convenient access to the towns of Corwen, Llangollen and Ruthin, all of which offers a useful range of amenities, such as Supermarket, Eateries, and Medical Facility. The historic market town of Bala is also located a short distance away and boasts the renowned Llyn Tegid, the largest natural lake in Wales, which attracts visitors all year round; with Snowdonia National Park lying immediately to the West and providing endless opportunities for a variety of outdoor pursuits.

W3W

///chess.tall.dock

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ysgol Dyffryn Iâl, Ruthin School, The King's and Queen's Schools, Moreton Hall, Oswestry School, Abbey Gate College, Ysgol Parc Y Llan, Ysgol Terrig, Ysgol Derwenfa, Ysgol Bryn Coch C.P., Broughton Primary School, and Castell Alun High School.

DIRECTIONS

From the A483, continue northbound until reaching Junction 4, where you should take the exit signposted A525 towards Ruthin/Rhuthun, Coedpoeth, Brymbo and the B5101. Follow the A525, turning left to remain on this route. Continue for several miles before bearing slightly left onto Old Road, Minera, joining the B5430 and following it through the village. At the junction with Ruthin Road, turn left once more onto the A525 and proceed along this road. On reaching the turn for the A5104, take a left, continuing until a gentle left-hand bend brings you onto Min y Rhos and the property will be situated on the right.

THE PROPERTY

The property is principally accessed from the east into a useful Entrance Porch, ideal for storing boots and coats following walks in the surrounding countryside, this then leading into a living room with newly fitted carpet, wood burning fire on a raised hearth with stone surround and wooden beam, secondary glazed window to front elevation, stained glass window to the rear and exposed ceiling timbers.

From the living room, there is access to a reception room, which has a original cast iron fire place and original stone sink feature which offers scope for a number of uses, such as a home office or snug. A carpeted staircase leads to the first floor, built with understairs storage cupboard.

Beyond the Sitting Room is a delightful Kitchen which has been recently decorated with a range of fitted units and new PVC Windows. The ground floor accommodation is completed by a useful Utility Room with a door directly onto the rear gardens.

From the reception room, stairs rise to a first floor landing where doors allow access into three well proportioned Bedrooms; with Bedrooms One and Two benefitting from integrated storage and Bedroom Three enjoying picturesque views over the open countryside beyond. Positioned between Bedroom Two and Three is a family Bathroom and comprises a panelled bath, shower, hand basin, and low flush WC.

OUTSIDE

Approached onto a substantial and recently improved gravelled driveway now offering ample space for multiple vehicles, with a garage to the right hand side. To the left there are wooden steps, retained by timber sleepers, leading up to a paved area positioned before the front door, and with a walkway leading around the side of the property. To the left of the door is a bespoke archway which leads to a useful outdoor storage room.

The rear gardens are a notable feature of the property and enjoy spectacular views of the Dee Valley; having been lovingly maintained and improved by the current vendors to now provide a wonderful complement to the home, whilst at present comprising of two wooden decked patio areas and one large raised flagged patio area over looking the fields and mountains representing an ideal space for al fresco dining, and culminating at a versatile sun room, presently utilised as an indoor seating area with an electric fireplace and a gym with a steam sauna. Just beyond the sunroom lies a well-appointed potting shed, a large wood store and a collection of raised garden beds. A mountain stream meanders beneath the garden, feeding a serene, bespoke water feature.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- First Floor -

SERVICES

We understand that the property has the benefit of mains water, drainage and electricity. The heating is oil-fired and the hob is gas.

LOCAL AUTHORITY

Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ.

COUNCIL TAX

The property is in Band ' E ' on the Denbighshire County Council Register.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire.