



## Bryn Glas Llanbedr Dyffryn Clwyd, LL15 1UP

**£695,000**

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**EPC - C72 Council Tax Band - F Tenure - Freehold**



# , Llanbedr Dyffryn Clwyd

## 7 Bedrooms - Bungalow - Detached

Located in the picturesque village of Llanbedr Dyffryn Clwyd, this spacious detached property features five double bedrooms and a two bedroom annexe, offering modern comfort and showcasing breathtaking open views of the surrounding countryside. The property includes seven bedrooms, six bathrooms (comprising bathrooms, shower rooms, and W.C.'s), a kitchen/breakfast area, utility rooms, dining hall, conservatory, an annexe, off-road parking, and beautifully landscaped gardens. EPC Rating - C72, Council Tax Band - F, Tenure - Freehold.



### Accommodation

Double glazed patio doors open into

### Large Breakfast Room and Open Plan Kitchen

13'9" x 11'0" breakfast room (4.2 x 3.37 breakfast room)  
Featuring a large multi-fuel stove set on a raised granite hearth with an elegant oak surround and a tiled insert, this space is complemented by handcrafted furniture, including custom wall units and a built-in cupboards

### Open Plan Kitchen

25'5" x 11'0" (7.75 x 3.37)

This kitchen boasts drawers and base units with wall units above, concealed lighting and granite worktops. It features a one-and-a-half bowl sink with a mixer tap, a five-ring gas hob with an overhead hood, and integrated appliances including an oven, microwave, and grill. There is space for a tall standing fridge, plumbing for both a washing machine and a dishwasher, and a double-glazed window overlooking the rear. Doors provide access to the utility room and the annexe.

### Utility

11'8" x 6'6" (3.57 x 2)

Featuring a stainless steel sink and a double-glazed window overlooking the rear, the space includes doors leading to the annexe and the rear garden, along with a timber door that provides additional access.

### Work room

16'8" x 8'2" (5.1 x 2.5)

Two double glazed roof windows, a double glazed window and opening through to:

### Work Shop

31'2" x 11'1" (9.5 x 3.4)

### Inner Hallway

From the Breakfast Room, with stairs off.

### Living Room

22'5" into bay x 18'0" (6.85 into bay x 5.5)

The room features a multi-fuel stove on a raised hearth, concealed lighting and low-voltage down lights. A double-glazed window to the side elevation, while floor-to-ceiling double-glazed windows frame a sliding double-glazed door, providing access to the front veranda.

### Dining Hall

14'10" x 12'1" (4.54 x 3.7)

Off the inner hall, featuring high ceilings and original leaded windows, glazed double doors open into:

### Garden Room

13'9" x 10'5" (4.2 x 3.2)

Featuring a tiled floor and a double radiator, this space boasts uPVC double-glazed double doors that open onto the front patio area.

### Bedroom

15'1" x 13'9" (4.6 x 4.2)

From the dining hall, This bedroom provides a large double-glazed window overlooking the front elevation.



### En Suite

12'0" x 9'10" (3.66 x 3)

The bathroom features built-in storage cupboards, a radiator, and a spacious shower tray with an overhead shower and smoked glass shower screen. It includes a wash basin within a vanity unit, a W.C., a tiled floor, and a double-glazed window to the front.

### Bedroom/Nursery Room

9'10" x 6'11" minimum excluding storage recess (3 x 2.13 minimum excluding storage recess)

From Inner Hallway with radiator and original leaded window to the rear.

### Bedroom

13'1" x 10'11" (4 x 3.33)

With radiator and original leaded window to the rear.

### Inner Hallway Area

With tiled floor.

### Utility Room

5'10" x 4'11" (1.8 x 1.5)

Worktops, tall standing storage unit with double glazed window to the side elevation.

### Ground floor bathroom

The bathroom includes a paneled bath, a wash basin, a W.C., and a corner shower enclosure. It boasts floor-to-ceiling tiling, a tiled floor, and a double-glazed window.

### Bathroom

8'2" x 6'6" (2.5 x 2)

A spa bath complements this space, with tiled half-level walls, a column radiator, and a tiled floor. Original leaded windows overlook the rear, with a separate W.C. and shower enclosure featuring an original window.

### Stairs to first floor

### Landing

Double glazed velux roof window and radiator.

### W.C.

Providing a W.C. and a wash hand basin.

### Bedroom

10'9" x 10'9" (3.3 x 3.3)

Double glazed roof window and a radiator.

### Bedroom

12'7" x 10'5" (3.84 x 3.2)

Double glazed roof window and a radiator.

### Two Storey Side Anex

Separate access with uPVC double glazed door with panel adjacent.

### Entrance Hall

With turned staircase to first floor and tiled floor

### Living Room

15'10" x 11'1" (4.84 x 3.4)

Double glazed double doors to the front and an ornamental fireplace.

### Bedroom

11'5" x 9'10" including depth of wardrobe (3.5 x 3 including depth of wardrobe)

Double glazed window to rear and a radiator.

### Kitchen

Featuring drawers and base units with wall units above, this kitchen includes countertops, a one-and-a-half bowl sink with a mixer tap, plumbing for a washing machine, an integrated oven and microwave. It also offers a double-glazed window to the rear and a double-glazed door leading to the utility room.

### Shower Room

The bathroom features a corner shower enclosure, a wash basin, W.C., tiled flooring, and a double-glazed window overlooking the rear.

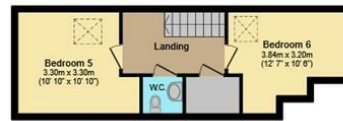
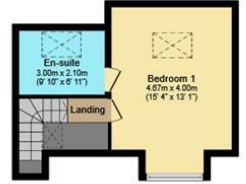






### Ground Floor

Floor area 276.0 sq.m. (2,970 sq.ft.)



### First Floor

Floor area 65.3 sq.m. (702 sq.ft.)

TOTAL: 341.2 sq.m. (3,673 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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</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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