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**Bryn Glas Llanbedr Dyffryn Clwyd, LL15
1UP**

£675,000

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EPC - C72 Council Tax Band - F Tenure - Freehold

, Llanbedr Dyffryn Clwyd

7 Bedrooms - House - Detached

Located in the picturesque village of Llanbedr Dyffryn Clwyd is this extensive family home with two bedroom Annexe offered For Sale with NO ONWARD CHAIN!!

This spacious and detached property features five double bedrooms and a two bedroom annexe, with ramped access, offering modern comfort and showcasing breathtaking views of the surrounding countryside.

The accommodation also provides three en-suites, two bathrooms and a W.C., a kitchen/breakfast room with separate dining hall, living room, conservatory and three utility areas.

To the outside you will find off-road parking for multiple vehicles, beautifully kept gardens with ample storage sheds, a poly tunnel, chicken run, vegetable garden, a summer house and is completed by an authentic pizza oven making this the perfect property for entertaining.

EPC Rating - C72, Council Tax Band - F , Tenure - Freehold



Accommodation

Double glazed patio doors open into

Open Plan Kitchen Diner

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

Handmade in Oak by the vendor this kitchen provides the perfect family kitchen/dining areas, the kitchen is fitted with drawers, base and wall units with granite work surfaces over and matching upstands, one and a half bowl sink with mixer tap and rinse tap, integrated oven and microwave, five ring gas hob with extractor over and granite splash back, void and provision for washing machine and dishwasher, space for tall standing fridge freezer, concealed lighting, tiled floor, bespoke breakfast area, uPVC double glazed window to the rear elevation. Doors provide access to the utility room and the annexe.

The dining area provides space for a table, has 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 and radiator with uPVC double glazed window and sliding door to the side

Utility

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

Featuring a stainless steel sink and stainless steel preparation areas, with shelving and ample space for fridges and freezer, tiled floor, doors lead to the workshop area, Annexe and to the outside, roof window providing additional light and a uPVC double-glazed window overlooks the rear

Workroom

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

Power and light, two double glazed roof windows, a double glazed window and opening through to:

Workshop

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

Power and light, two roof windows and window to the rear with pedestrian door

Inner Hallway

From the Breakfast Room, wooden floor, stairs rising to first floor bedrooms, doors lead off to

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, two radiators, uPVC double glazed window to the side elevation with a floor to ceiling uPVC double glazed window and sliding double glazed door providing access to the front veranda and views beyond

Dining Hall

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

Wooden floor, space for a large dining table, original leaded windows and glazed double doors open into:

Garden Room

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

Tiled floor, this bright and sunny room boasts uPVC double glazed windows to the length of the room with views over the front garden with double doors that open onto the front patio area

Ground Floor Master Bedroom

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

Accessed via the dining hall and inner hall, radiator, bespoke built in cupboard, a large uPVC double glazed window overlooking the front garden, part glazed door opens into

En-suite

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

A large en-suite room featuring walk in shower with a smoked glass screen and twin head mixer shower, modern vanity with large sink and mixer tap with storage beneath and bathroom mirror with light and demister, W.C., feature tiled floor and wall panelling, heated towel rail and radiator, a part obscure double-glazed window to the front. Bespoke built-in storage cupboards provide wardrobe space

Rear Inner Hall

With tiled floor and doors off to



Bedroom Two

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

Radiator, original leaded window to the rear doors leads to

Dressing Room/Walk in Wardrobe

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

Formally used as a utility area there is a dressing table space and a room off with worktop and cupboards with provision for utilities or conversation to a walk in wardrobe/dressing room, double glazed window to the side elevation

En-suite

Comprising panel bath, wash basin in vanity unit with storage beneath, and a corner shower enclosure and electric shower, W.C., floor to ceiling tiling, tiled floor, wall mounted cupboard, heated towel radiator and double-glazed window

Bedroom Three

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

From Inner Hallway, wooden floor, radiator, original leaded window to the rear

Ground Floor Bathroom

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

A spa bath complements this space with wall mounted sink vanity unit with drawers beneath, a column radiator, built in storage cupboard, an opening leads to the W.C. and large shower enclosure with mixer shower with over head spray and two jets, tiled floor and feature tiling to walls and original leaded windows with granite cills

Stairs from Inner Hallway to First Floor

Landing

Double glazed velux roof window and radiator, doors off to

W.C.

Pedestal wash basin and W.C.

Bedroom Four

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

Double glazed roof window and a radiator, built in storage

Bedroom Five

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

Double glazed roof window and a radiator, built in storage

Two Storey Annexe

The Annexe can be accessed via a door in the main house kitchen and via it's own uPVC double glazed door from the front of the property

Entrance Hall

Tile floor, a turned staircase leads to first floor and doors lead off to

Living Room

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

Ornamental fireplace with and electric fire with wooden surround and tiled hearth, double glazed double doors open out onto the front

Kitchen

11'8" x 6'8" (3.561 x 2.040)

Fitted with base and wall units and complimentary worktops, tiled splash backs, one and a half bowl sink with drainer and mixer tap, void and plumbing for a washing machine, integrated oven, microwave, fridge an freezer, electric four zone hob with extractor over, tiled floor, uPVC double glazed window to the rear and a double glazed door leading to the utility room also accessed via the main house kitchen

Bedroom Six Ground Floor

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

Built in triple wardrobes, radiator, uPVC double glazed window to rear

Shower Room

5'11" x 6'3" (1.814 x 1.928)

Fitted with a corner shower enclosure with a mixer shower, wash basin in vanity unit with storage beneath, W.C., tiled floor, uPVC obscure double glazed window to the rear

Bedroom Seven

15'2" x 10'10" to wardrobes (4.641 x 3.324 to wardrobes)

Bespoke oak fitted wardrobes to one wall with matching bedside cupboards, two large Velux windows with lovely views to the front, door leads to

Outside

The property is approached via double wrought iron gates leading to an attractive block paved drive providing parking and a wide block paved access to the front. There is a raised border to the front garden which is well established having a wide variety of shrubs and plants to include roses and wisteria. Steps lead down to a lawned garden, chicken coop and run, there are a variety of fruit and vegetable beds and a polytunnel. There is a summer house perfect for entertaining which has light and power, and a uPVC double glazed window. To the side you will find a built in pizza oven, a range of timber garden sheds providing storage, bin store outside lighting and access to the rear garden which is bounded by a retaining wall and stocked borders.

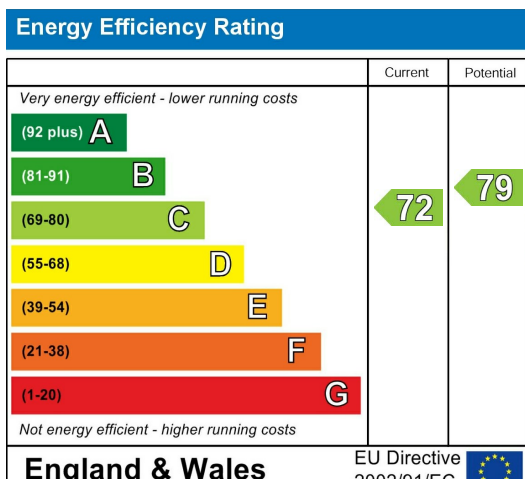




TOTAL: 341.2 m² (3,673 sq.ft.)

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

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