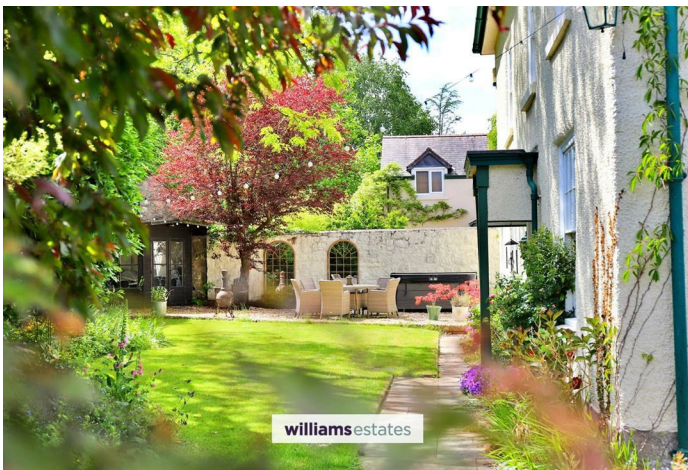


williams estates



**Glan Yr Afon Llanfwrog, Denbighshire,
LL15 2AD**

£545,000



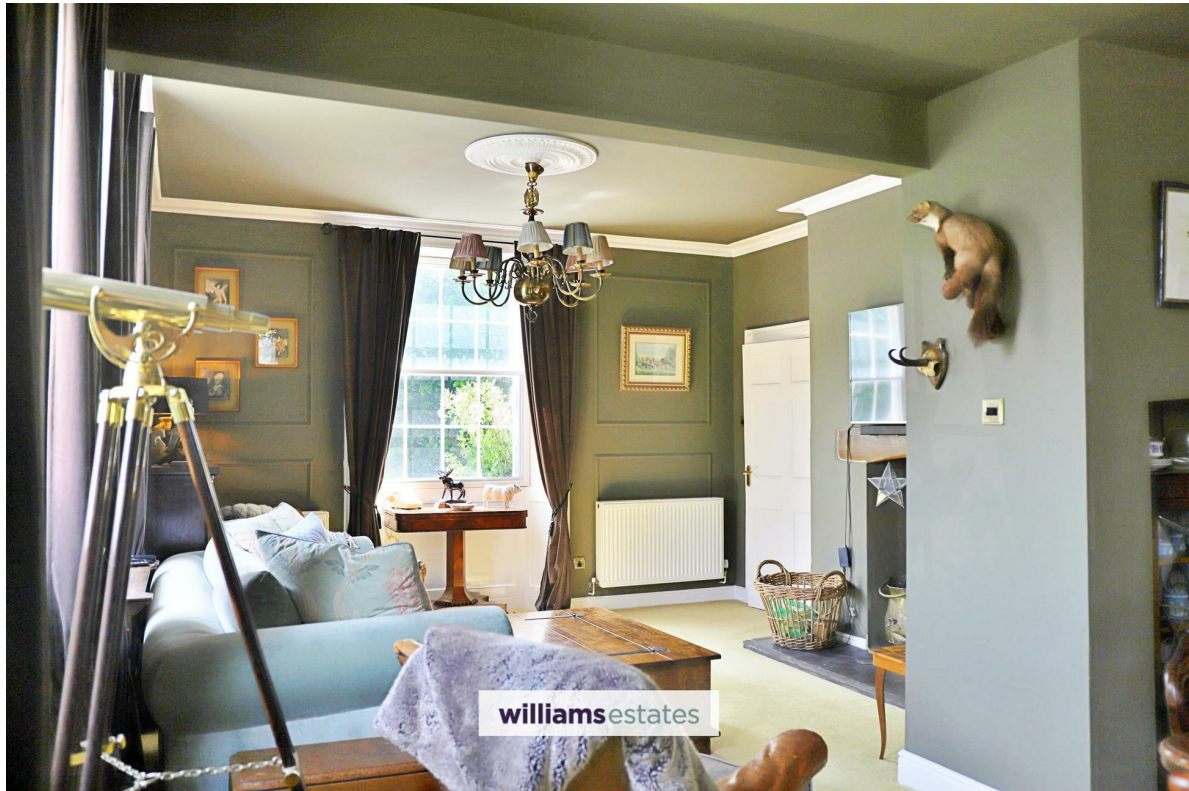
EPC - 0

Council Tax Band - G

Tenure - Freehold

SUMMARY

A commanding and beautifully presented Grade II Listed Georgian residence, dating from the late 18th century, offering five bedrooms and four bathrooms arranged over three spacious floors. Nestled in a picturesque hamlet centred around a historic church, the property lies just 0.75 miles from the heart of Ruthin. While predominantly Georgian in character, some elements may date from an earlier period, blending historic charm with modern comforts throughout.



Accommodation

A welcoming entrance lobby leading into a generous day room, sitting room, formal dining room, study, and a well-appointed kitchen/breakfast room. Additional ground floor amenities include a utility room, cloakroom, and WC.

Entrance Hall

8'11" x 5'11" (2.718 x 1.815)

A wide staircase rises from the hallway, complemented in part by riven stone-effect ceramic flooring. A deep arched recess provides a convenient cloaks area, while a secondary glazed sash window to the front and a panelled radiator.

Sitting Room

13'10" x 11'8" (4.22m x 3.56m)

A light-filled room spanning the full depth of the right-hand side of the house, featuring four secondary glazed Georgian sash windows, two with painted panelling to the sides and beneath. A recessed fireplace with brick lining, raised stone hearth, and cast-iron multi-fuel grate forms a striking focal point. Additional period features include a moulded coved ceiling (in part) and two panelled radiators.

Dining Area

18'2" x 12'7" (5.54m x 3.84m)

Featuring a generous walk-in storage cupboard, an additional enclosed understairs cupboard, and a panelled radiator.

Day Room

15'1" x 15'1" (4.62m x 4.60m)

Situated just off the entrance hall, this charming room features two three-quarter height Georgian windows to the front, both with secondary glazing, allowing for ample natural light. A characterful fireplace with a raised stone hearth, timber supporting beam, and cream enamelled Jøtul multi-fuel stove serves as a focal point. Additional features include a beamed ceiling, TV point, and a panelled radiator.

Study

12'5" x 7'4" (3.81m x 2.26m)

The room has three secondary glazed windows and features an ornate cast-iron fireplace (currently not in use), a central ceiling beam adding character, and a panelled radiator.

Kitchen

13'8" x 11'8" (4.168 x 3.557)

A Shaker-style kitchen, featuring contrasting work surfaces and an inset single-drainer sink with mixer tap. Well-equipped with integrated appliances including a dishwasher and fridge. A plate rail and open shelving provide practical storage with a traditional touch, complemented by attractive tiled splashbacks with decorative motifs. A tiled recess with space for what used to have an Aga, concealed lighting, and a rustic supporting beam. Natural light floods the space through three Georgian-style secondary glazed windows.

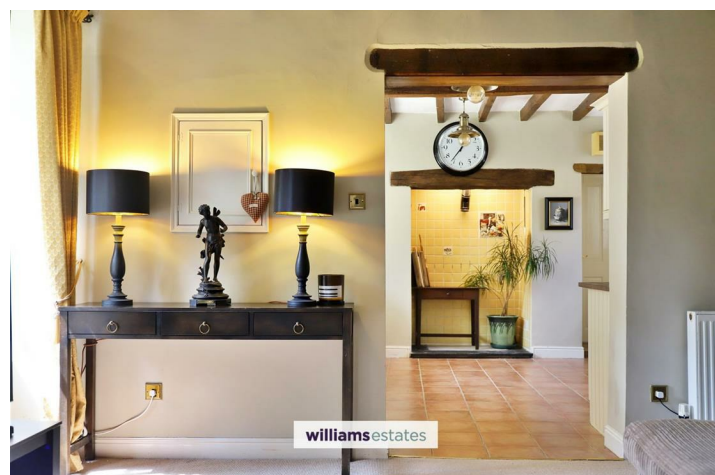
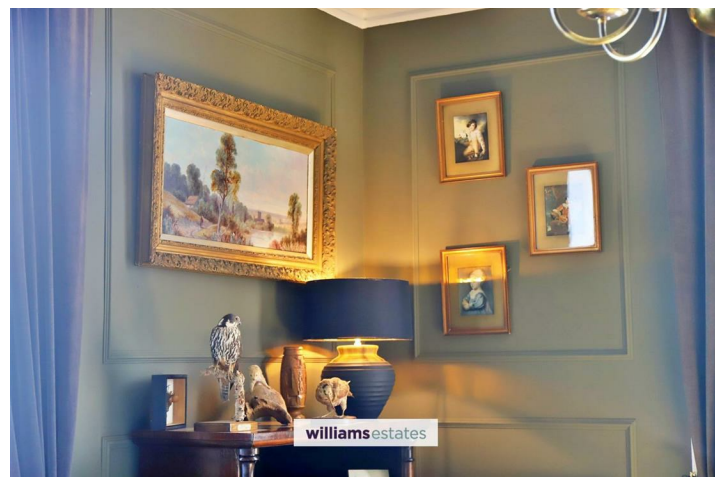
Utility Room/Side Hall

13'10" x 8'3" (4.231 x 2.535)

A Worcester oil-fired boiler provides central heating and hot water. The utility area is fitted with base and wall units in a wood grain effect finish, complemented by matching worktops and a single drainer sink. There is space and plumbing for both a washing machine and tumble dryer. A secondary glazed window and panelled rear door allow for natural light and external access and terracotta-style ceramic tiled flooring.

Cloakroom

Modern suite comprising wash basin and low level wc., panelled radiator.





First Floor Landing
15'5" x 3'8" (4.701 x 1.119)

Split Level Landing
With inner lobby with staircase rising to the second floor.

Bedroom One
15'3" x 14'9" (4.669 x 4.516)

A generously proportioned room featuring a characterful heavy beamed ceiling, a secondary glazed Georgian window to the front, ambient wall lighting, and a panelled radiator.

Adjoining Dressing Room
11'1" x 6'7" (3.40m x 2.03m)

Featuring a vaulted ceiling with a roof light, this space also offers deep under-eaves wardrobes complete with hanging rails and shelving. An airing cupboard and a panelled radiator.

En Suite Shower Room
8'9" x 6'11" (2.678 x 2.119)

High-specification bathroom featuring a sleek white contemporary suite, including a low-level WC and a spacious shower area with a large tray, glazed screen, and a high-output monsoon-style thermostatic valve. The wall-mounted double-width basin with twin taps offers integrated storage beneath. The room is beautifully appointed with rich Travertine chocolate stone wall tiles contrasted by high-gloss black porcelain floor tiles with underfloor heating for added luxury. Two secondary glazed windows, a vaulted ceiling with exposed purlins, recessed downlighters, an extractor fan, and a chrome heated towel radiator.

Bedroom Two
13'10" x 11'8" (4.22m x 3.56m)

Two Georgian-style secondary glazed windows, one offering a stunning view across the historic Church in Llanfwrog, with glimpses of St Peter's Church spire and the rolling Clwydian Hills beyond. The room also features fitted shelving within a recess and a panelled radiator.

En Suite Shower Room

A white bathroom suite featuring a corner shower cubicle with thermostatic valve, pedestal wash basin, and WC. The room is brightened by a secondary glazed Georgian window and a panelled radiator.

Bedroom Three
12'7" x 10'2" (3.86m x 3.10m)

Secondary glazed window, wood grain effect flooring and radiator.

Family Bathroom
8'11" x 6'7" (2.74m x 2.01m)

High standard, this bathroom features a luxurious white suite including a contemporary slip-roll edged freestanding bath, a corner shower cubicle with a high-output thermostatic valve, wash basin, and WC. Polished limestone tiling with recessed shelving and concealed lighting. The vaulted ceiling with exposed purlins is complemented by recessed downlighters and an extractor fan. Stone-effect porcelain flooring with electric underfloor heating and a chrome heated towel radiator.

Inner Lobby
With secondary double glazed window and radiator. Staircase leading to:

Second Floor Landing
With deep walk-in storage cupboard.



Bedroom Four

15'1" x 15'1" (4.60m x 4.60m)

Vaulted ceiling showcasing exposed purlins, complemented by a high-level secondary glazed window and a panelled radiator.

En Suite Shower Room

With a corner cubicle with valve, pedestal wash basin and wc. Panelled radiator.

Bedroom Five

14'4" x 11'10" (4.39m x 3.61m)

Vaulted ceiling with exposed purlins, walk-in storage cupboard and radiator.

Outside

Set within approximately 0.25 acres of grounds, the property is approached via a wide tarmacadam driveway that crosses a charming minor river through a wrought-iron bridge. The driveway then broadens into a spacious parking area accommodating three to four vehicles, with convenient access to a detached single garage.

Detached Garage

19'5" x 9'1" (5.94m x 2.77m)

Featuring a metal up-and-over front door, an electric vehicle charging point, and a convenient side access door.

Front Garden

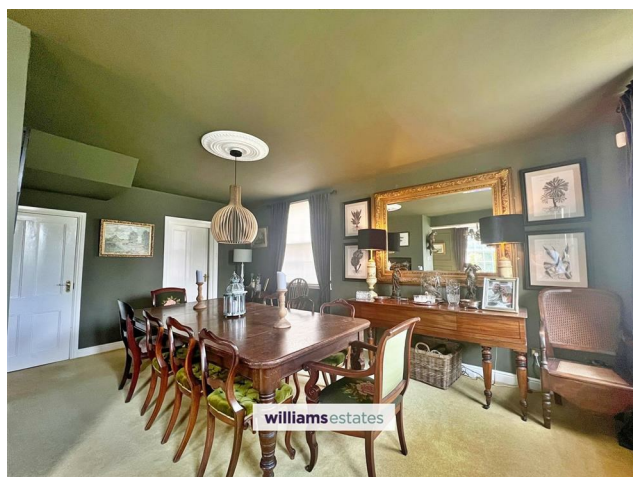
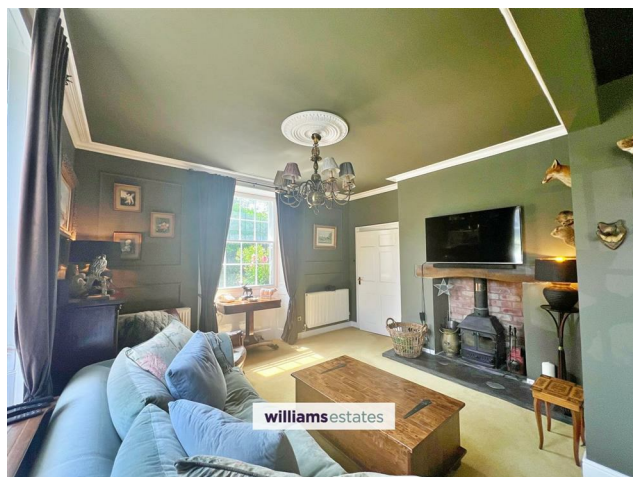
The gardens are primarily situated to the front of the property, enclosed by a low-level wall with gated access leading to a stone-flagged pathway that spans much of the front elevation. Neatly shaped lawns are complemented by well-maintained flower and shrub borders, creating a welcoming and picturesque setting. Beyond the lawn lies a gravelled patio area with a raised decked terrace, featuring a charming timber-framed and panelled summerhouse—perfect for relaxing or entertaining.

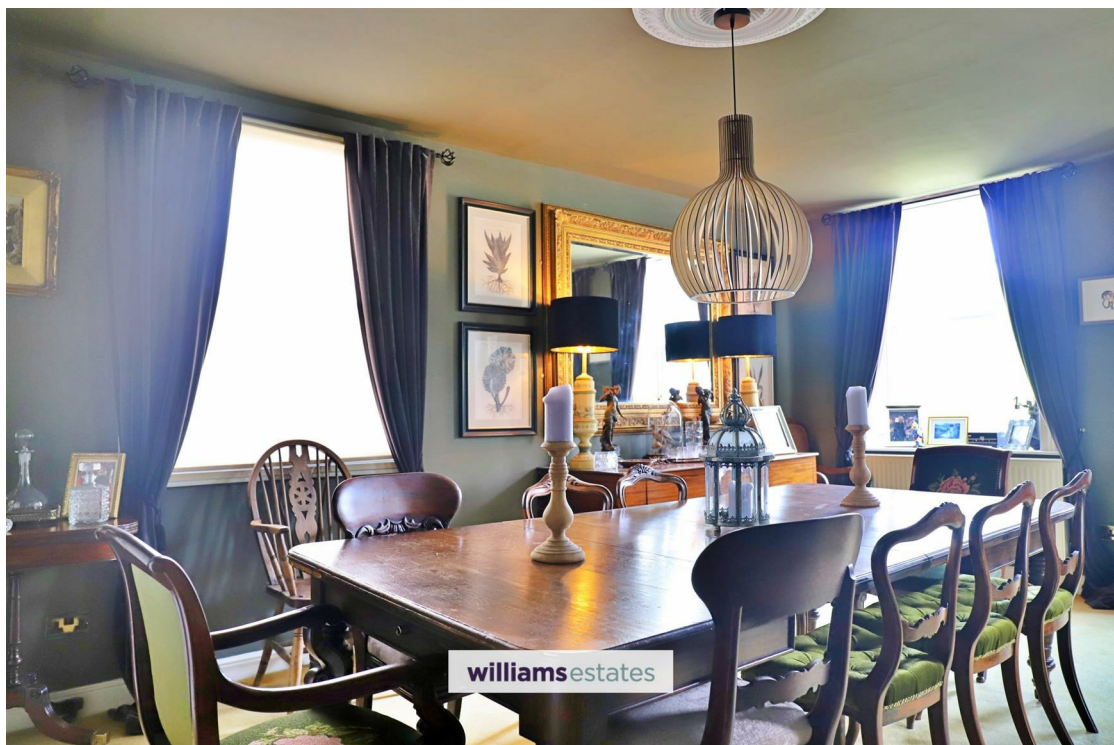
Rear Garden

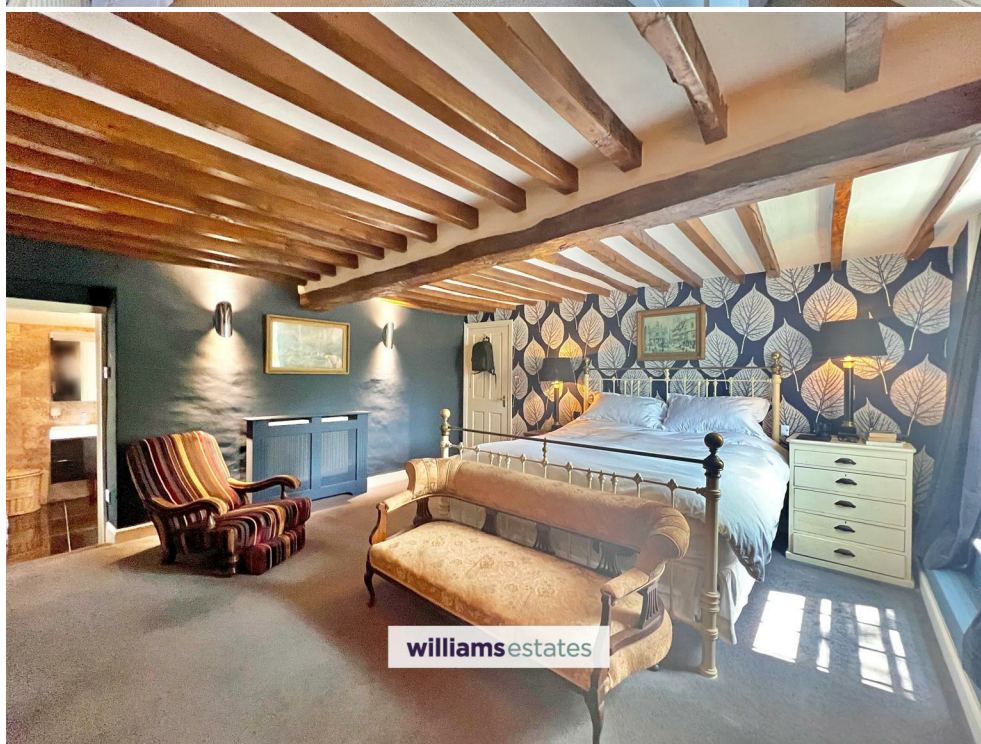
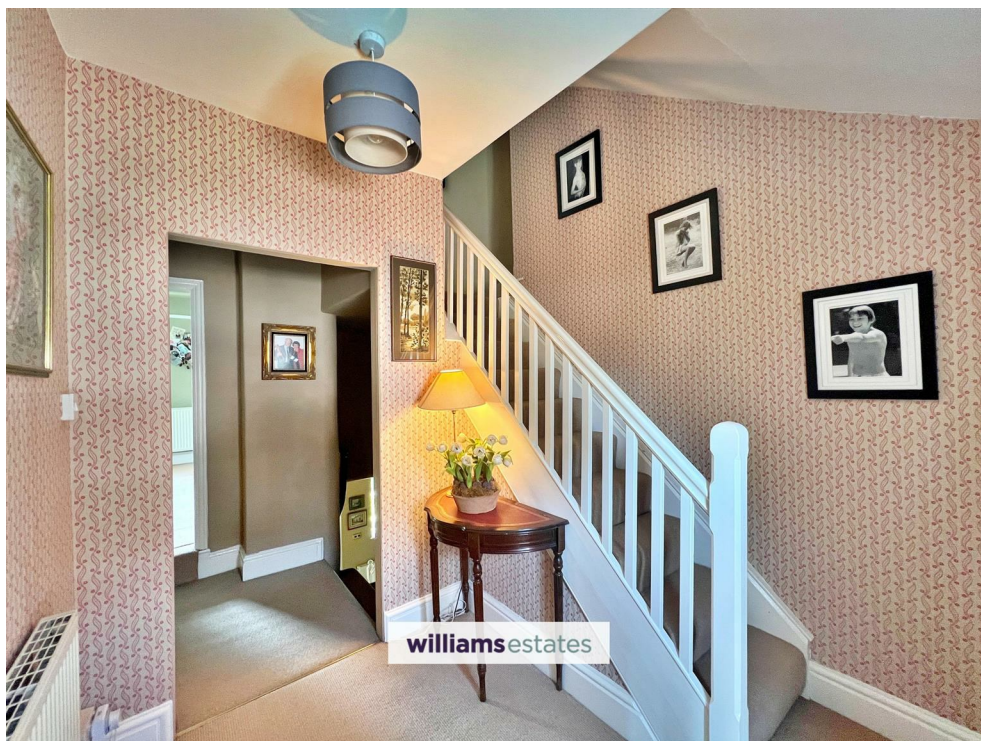
To the rear lies a private and enclosed domestic area, featuring a practical storage shed housing the central heating oil tank, along with gated access to the rear lane.

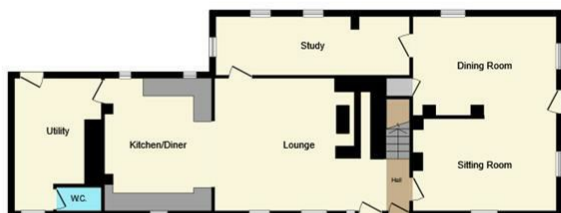
Directions

From the Agent's Ruthin office proceed down Clwyd Street and on reaching the junction, bear left onto Mwrog Street. Continue over the mini roundabout and follow the road through the village, passing the church and former Inn and the property will be found just after the right hand turn for Bontuchel.

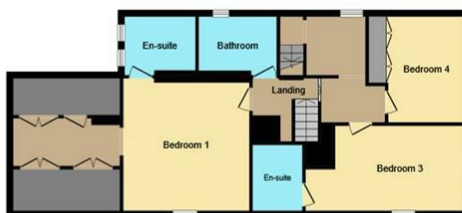




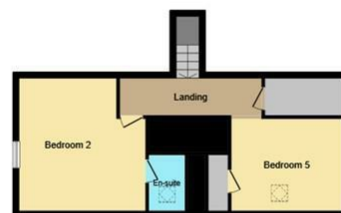




Ground Floor



First Floor



Second Floor

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.

Call us on
01824 704050
Ruthin@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