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**Glan Yr Afon, Llanfwrog, Ruthin - LL15 2AD**  
**£545,000**

# Glan Yr Afon, Llanfwrog

Ruthin

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.

Council Tax band: F

Tenure: Freehold





## Accommodation

A welcoming entrance lobby leading into a generous day room, sitting room, formal dining room, study, and a well-appointed kitchen/breakfast room.

### Entrance Hall

Dimensions: 2.718 x 1.815 (8'11" x 5'11"). A wide staircase rises from the hallway, complemented in part by riven stone-effect ceramic flooring.

### Sitting Room

Dimensions: 4.22m x 3.56m (13'10" x 11'8"). A light-filled room spanning the full depth of the right-hand side of the house. A recessed fireplace forms a striking focal point.

### Dining Area

Dimensions: 5.54m x 3.84m (18'2" x 12'7"). Featuring a generous walk-in storage cupboard, an additional enclosed understairs cupboard, and a panelled radiator.

### Day Room

Dimensions: 4.62m x 4.60m (15'1" x 15'1"). 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 serves as a focal point.

### Study

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

Dimensions: 4.168 x 3.557 (13'8" x 11'8"). 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 tiled recess with space for what used to have an Aga, concealed lighting, and a rustic supporting beam.



### Utility Room/Side Hall

Dimensions: 4.231 x 2.535 (13'10" x 8'3"). A Worcester oil-fired boiler provides central heating and hot water. The utility area is fitted with base and wall units. There is space and plumbing for both a washing machine and tumble dryer.

### Cloakroom

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

### First Floor Landing

Dimensions: 4.701 x 1.119 (15'5" x 3'8").

### Split Level Landing

With inner lobby with staircase rising to the second floor.

### Bedroom One

Dimensions: 4.669 x 4.516 (15'3" x 14'9"). 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

Dimensions: 3.40m x 2.03m (11'1" x 6'7"). 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

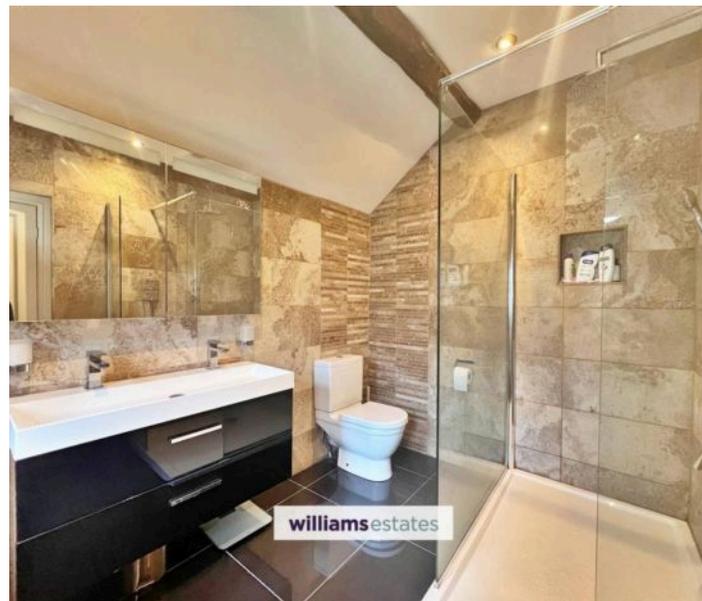
Dimensions: 2.678 x 2.119 (8'9" x 6'11"). High-specification bathroom featuring a sleek white contemporary suite, including a low-level WC and a spacious shower area with a large tray, glazed screen, and a high-output monsoon-style thermostatic valve.

### Bedroom Two

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





### Bedroom Three

Dimensions: 3.86m x 3.10m (12'7" x 10'2"). Secondary glazed window, wood grain effect flooring and radiator.

### Family Bathroom

Dimensions: 2.74m x 2.01m (8'11" x 6'7"). 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. 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

Dimensions: 4.60m x 4.60m (15'1" x 15'1"). Vaulted ceiling showcasing exposed purlins, complemented by a high-level secondary glazed window and a panelled radiator.

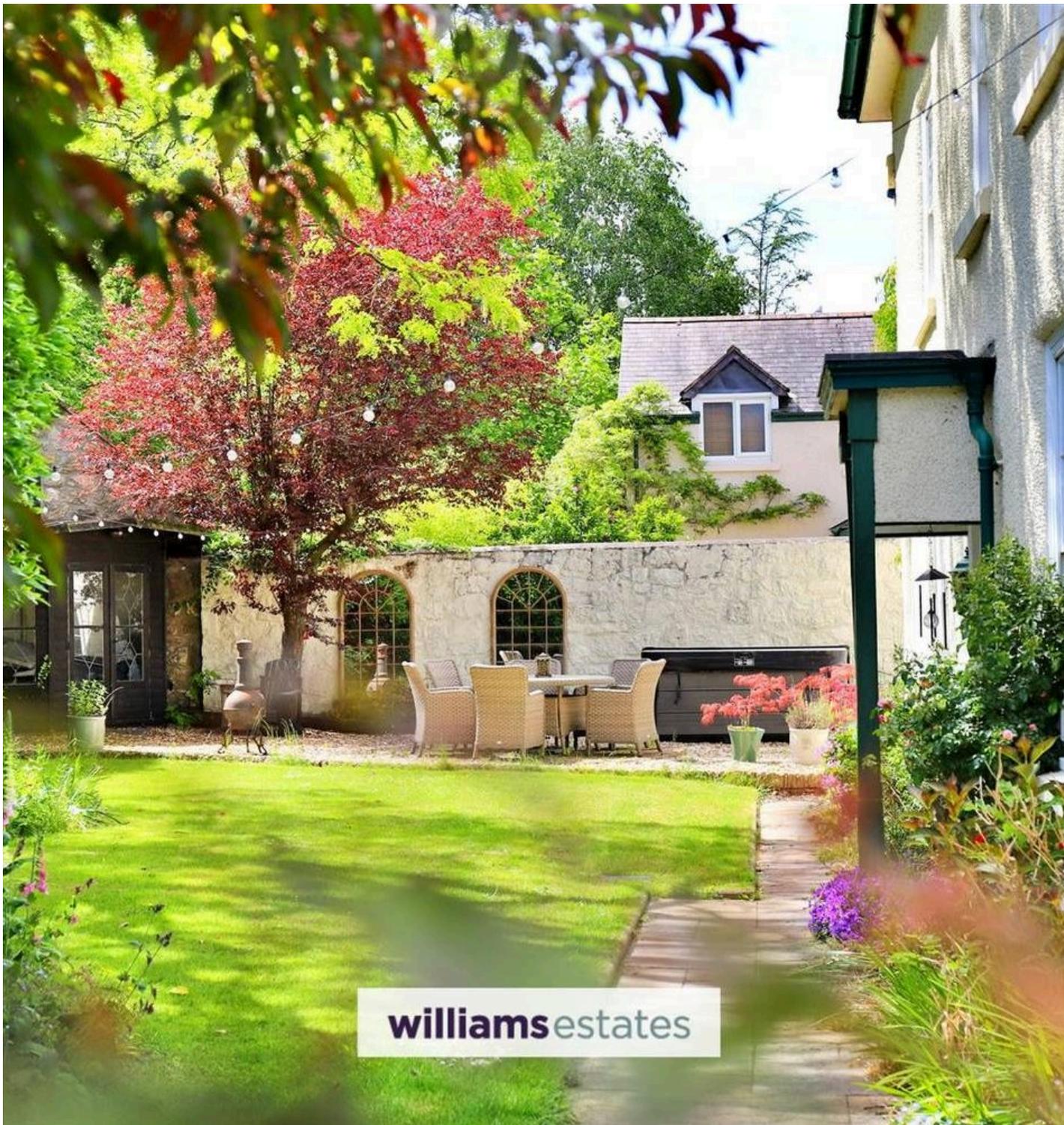


### En Suite Shower Room

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

### Bedroom Five

Dimensions: 4.39m x 3.61m (14'4" x 11'10"). Vaulted ceiling with exposed purlins, walk-in storage cupboard and radiator.



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### **Outside**

Set within approximately 0.25 acres of grounds, the property is approached via a wide tarmac 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**

Dimensions: 5.94m x 2.77m (19'5" x 9'1"). 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**

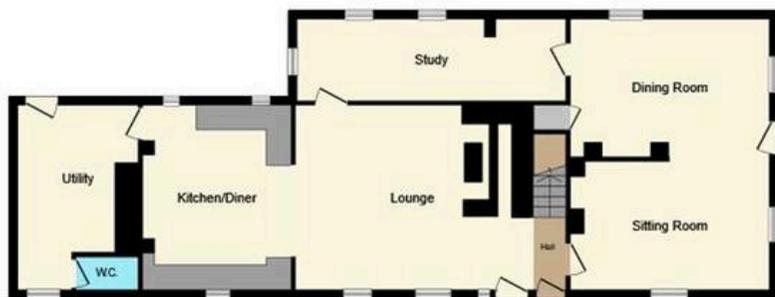
To the rear lies a private and enclosed domestic area, featuring a practical storage shed housing the central heating oil tank, along with gated access to the rear lane.

### **GARAGE**

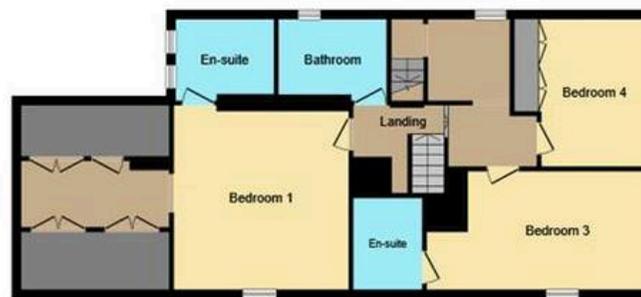
Single Garage

### **OFF STREET**

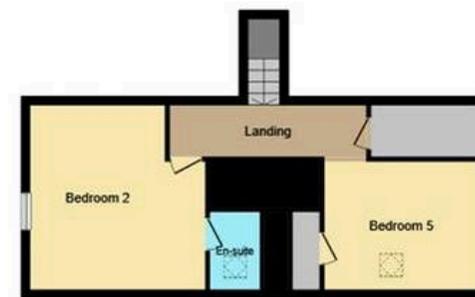
4 Parking Spaces



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](http://www.Propertybox.io)



## Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • [Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com) • [www.williamsestates.com](http://www.williamsestates.com)

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