



williams estates

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

Offers in Region of **£635,000**

# Bryn Glas

Llanbedr Dyffryn Clwyd, Ruthin

Located in the picturesque village of Llanbedr Dyffryn Clwyd is this extensive family home with a self contained two bedroom annexe.

This spacious and detached property features five double bedrooms, in the main house you will find three of the double bedrooms, two bedrooms benefiting from en-suites, there is also two versatile rooms which could be a hobby room and office/study. This unique character property also provides a handmade kitchen with a breakfast room, utility room, a separate dining hall, a generous sized living room, a modern bathroom, separate W.C and a garden room. The annex includes a kitchen, a living room, downstairs shower room, two double bedroom, the master having an en-suite.

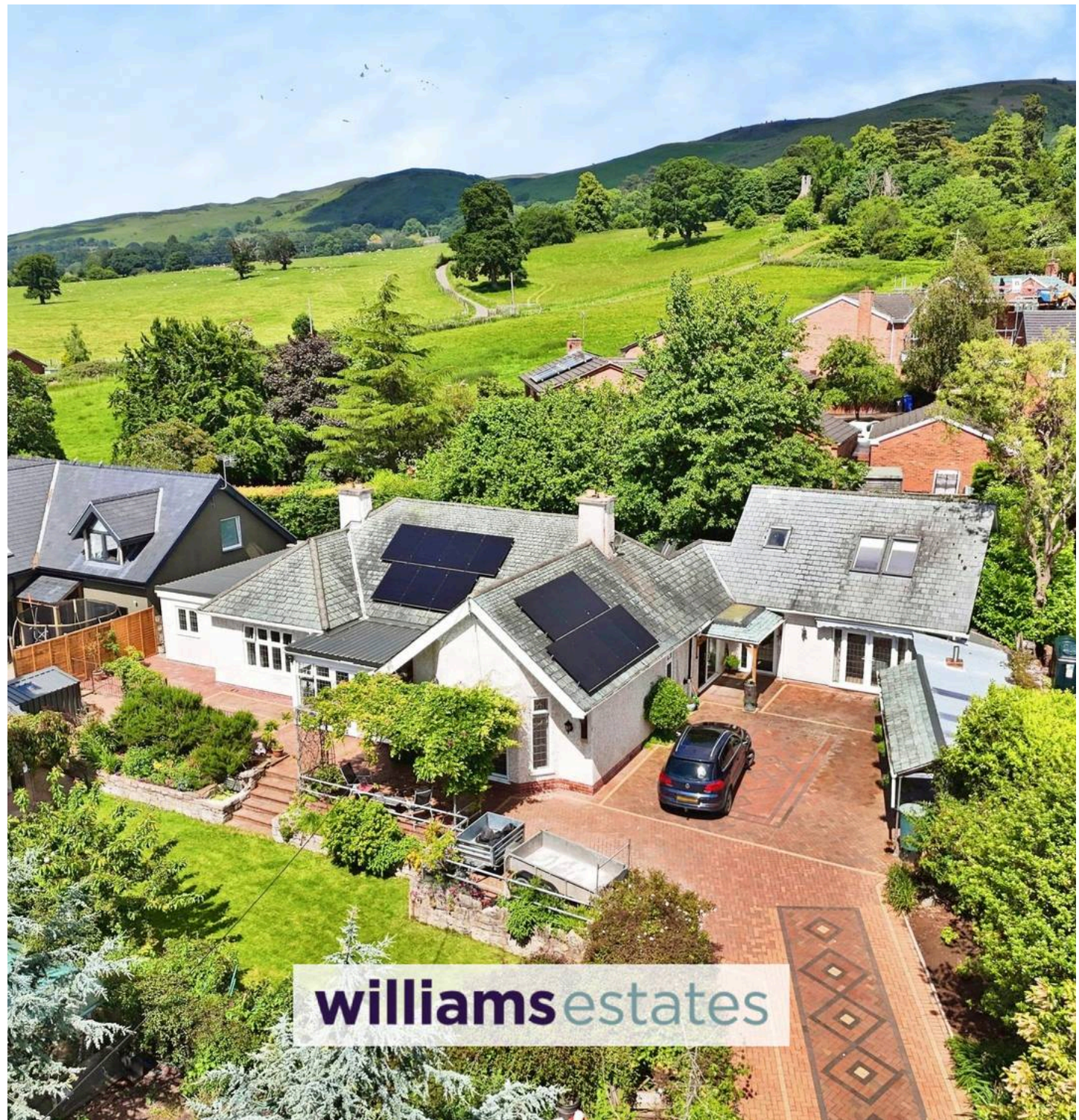
The property boast a good sized workroom leading into a workshop, off-road parking for multiple vehicles, beautifully kept gardens with ample storage sheds, a poly tunnel, chicken run, vegetable garden, a summer house and is completed by an authentic pizza oven, offering modern comfort with ramp access and showcasing breathtaking views of the surrounding countryside Bryn Glas is great family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### Accommodation

Double glazed patio doors open into

### Open Plan Kitchen Diner

25' 5" x 11' 1" (7.75m x 3.37m)

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 splashback, 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' 9" x 6' 7" (3.57m x 2.00m)

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' 9" x 8' 2" (5.10m x 2.50m)

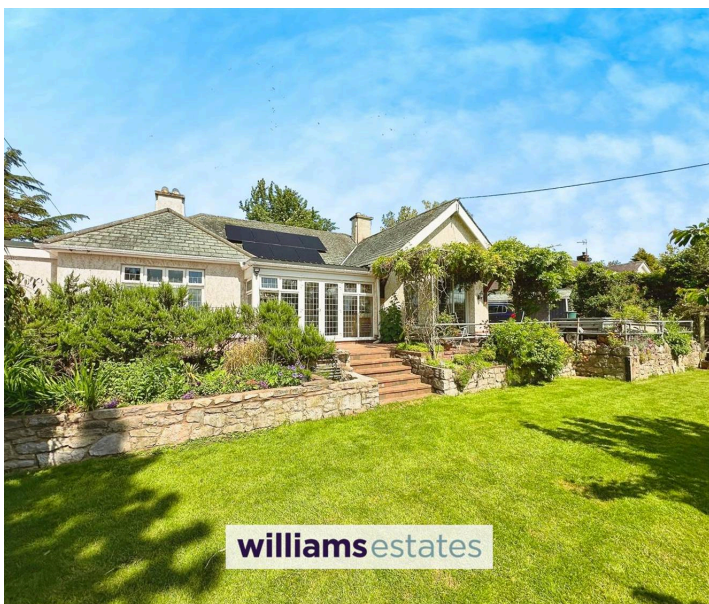
Power and light, two double glazed roof windows, a double glazed window and opening through to:

### Workshop

31' 2" x 11' 2" (9.50m x 3.40m)

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

### Inner Hallway



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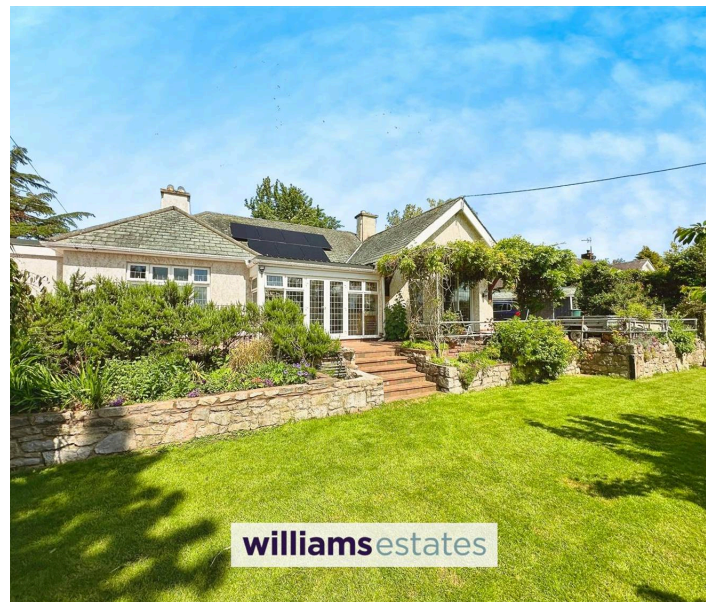
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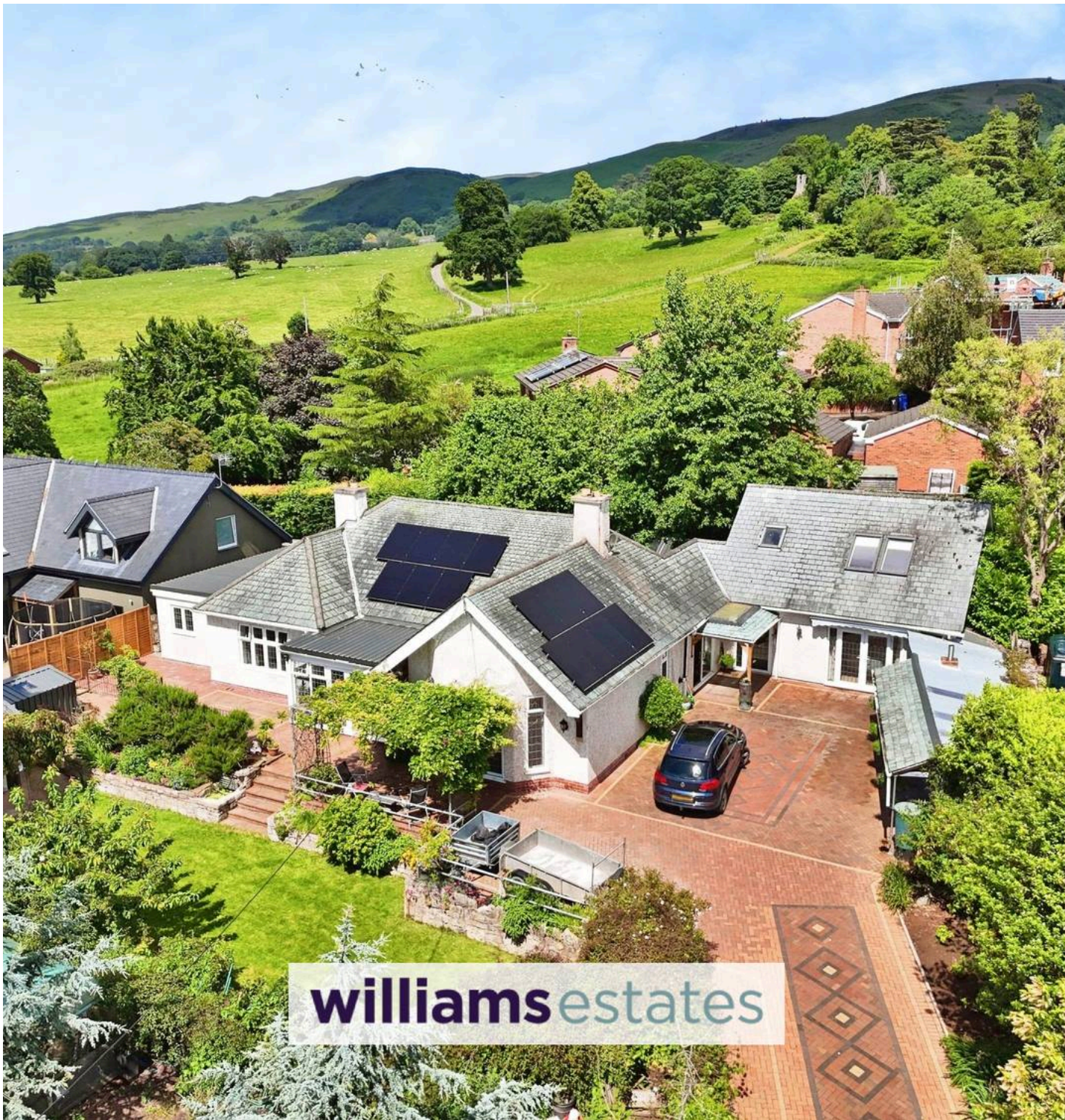
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### Inner Hallway

From the Breakfast Room, wooden floor, stairs rising to first





GARDEN

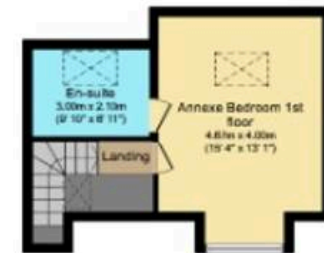
SECURE GATED

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## Ground Floor

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



## First Floor Main and Annexe

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



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