



Glyn House, Nantglyn – LL16 5PU
£450,000

Glyn House

Nantglyn, Denbigh

Set in an idyllic rural location just five miles from the historic market town of Denbigh, Glyn House is a charming detached three-bedroom family home enjoying countryside views and generous gardens.

The property offers characterful and well-proportioned accommodation, comprising an entrance hall, welcoming living room, separate dining room, conservatory overlooking the gardens, fitted kitchen, first-floor landing, three bedrooms, office and a family bathroom. The home benefits from central heating and double glazing.

Occupying an attractive plot, the beautifully maintained gardens provide a peaceful setting, while the adjoining area of land is ideal for keen gardeners, smallholders or those seeking a self-sufficient lifestyle. The land includes a substantial polytunnel with a heat recovery system.

Situated within the picturesque village of Nantglyn, Glyn House enjoys the tranquillity of rural living whilst remaining conveniently accessible to Denbigh and the wider North Wales road network. Surrounded by rolling countryside, the property offers a rare combination of privacy, lifestyle potential and stunning views, making it an ideal family home or countryside retreat.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Entrance Hall

4' 9" x 3' 4" (1.44m x 1.01m)

Living Room

12' 3" x 11' 10" (3.74m x 3.61m)

Featuring original tiled flooring, exposed timber beams, and a characterful fireplace with a log-burning stove flanked by built-in storage on either side. A double-glazed window overlooks the front elevation, while an opening leads through to the kitchen.

Dining Room

12' 3" x 10' 7" (3.74m x 3.22m)

A spacious reception room featuring a fireplace and a wide opening leading through to the conservatory, creating a bright and sociable living space.

Conservatory

9' 9" x 9' 6" (2.97m x 2.90m)

uPVC double-glazed windows on three sides, flooding the space with natural light, along with French doors opening onto the front elevation.

Kitchen

19' 4" x 8' 6" (5.90m x 2.60m)

Fitted with a range of matching wall and base units complemented by worktops, space and plumbing for a washing machine and tumble dryer. A uPVC double-glazed door offers access to the side elevation, while an internal door leads through to the downstairs WC.



Downstairs W.C

5' 5" x 4' 6" (1.66m x 1.37m)

Comprising a W.C., wall hung wash basin, heated towel rail and a uPVC double glazed window to the side elevation.

Bedroom One

12' 3" x 10' 7" (3.74m x 3.22m)

A bright and spacious double bedroom featuring an original fireplace and a double-glazed window to the front elevation, enjoying beautiful countryside views.

Bedroom Two

12' 3" x 9' 4" (3.74m x 2.85m)

A bright and spacious double bedroom featuring an original fireplace and a double-glazed window to the front elevation, enjoying beautiful countryside views.

Bedroom Three

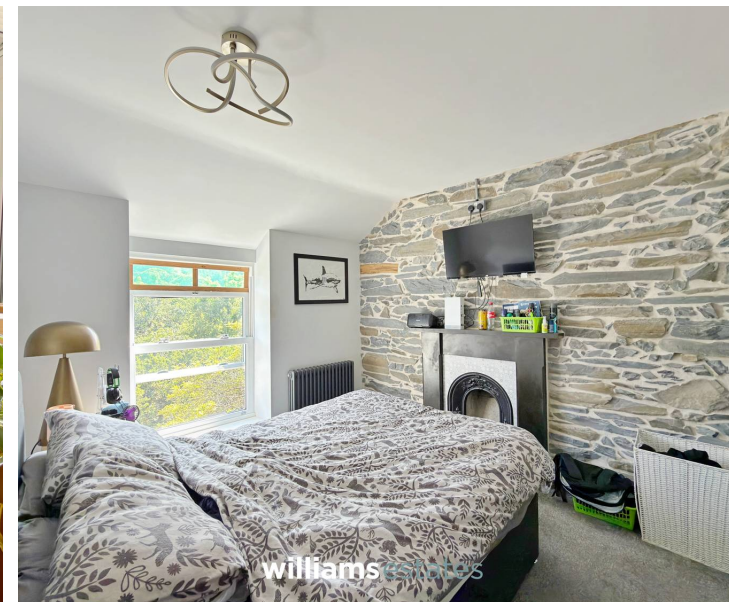
10' 7" x 8' 7" (3.22m x 2.61m)

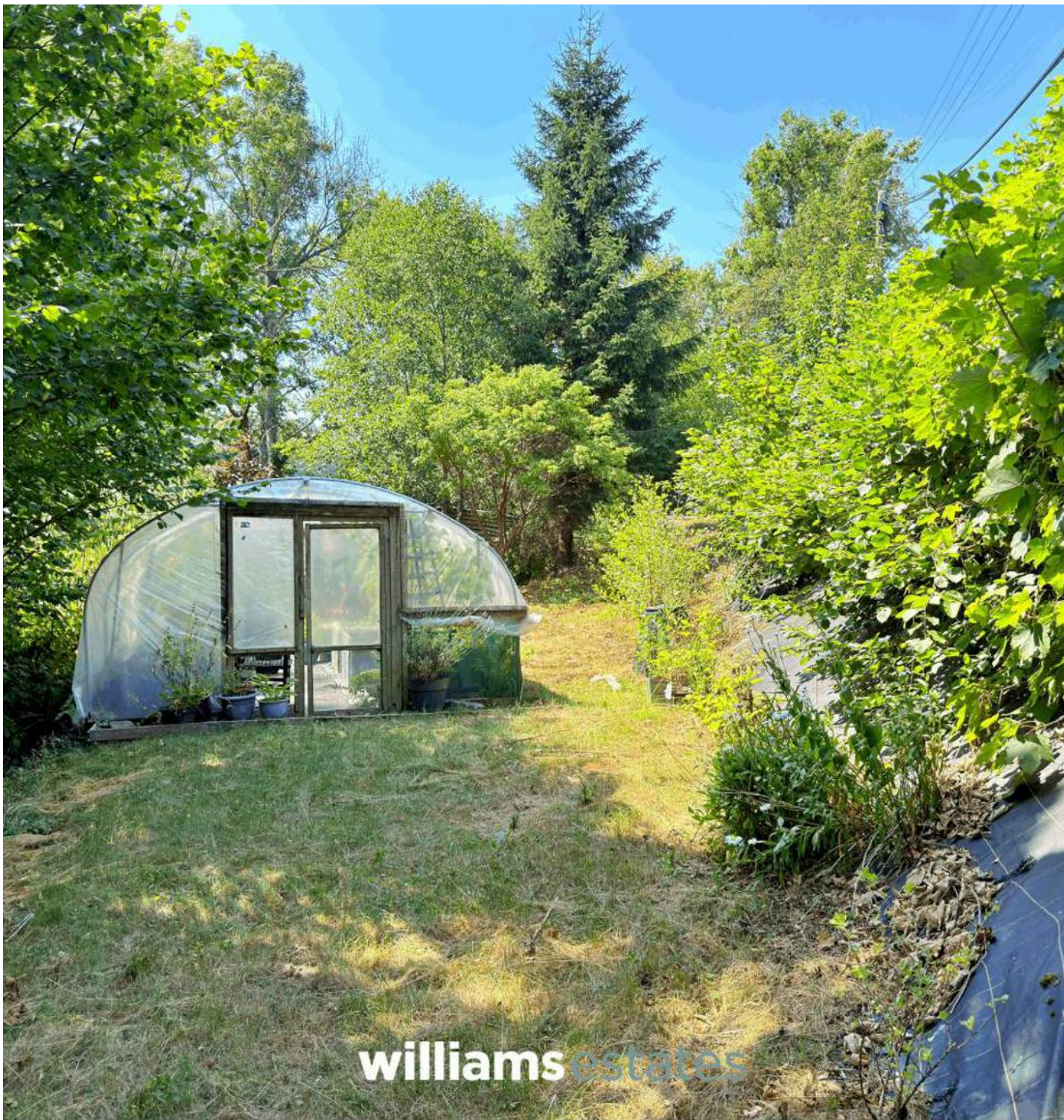
A double bedroom, featuring an original fireplace along with a double glazed window to the side elevation.

Office

6' 7" x 5' 9" (2.01m x 1.75m)

Perfect space for an office, with exposed wooden flooring and a glazed window to the front elevation.



**Bathroom**

9' 8" x 8' 6" (2.95m x 2.60m)

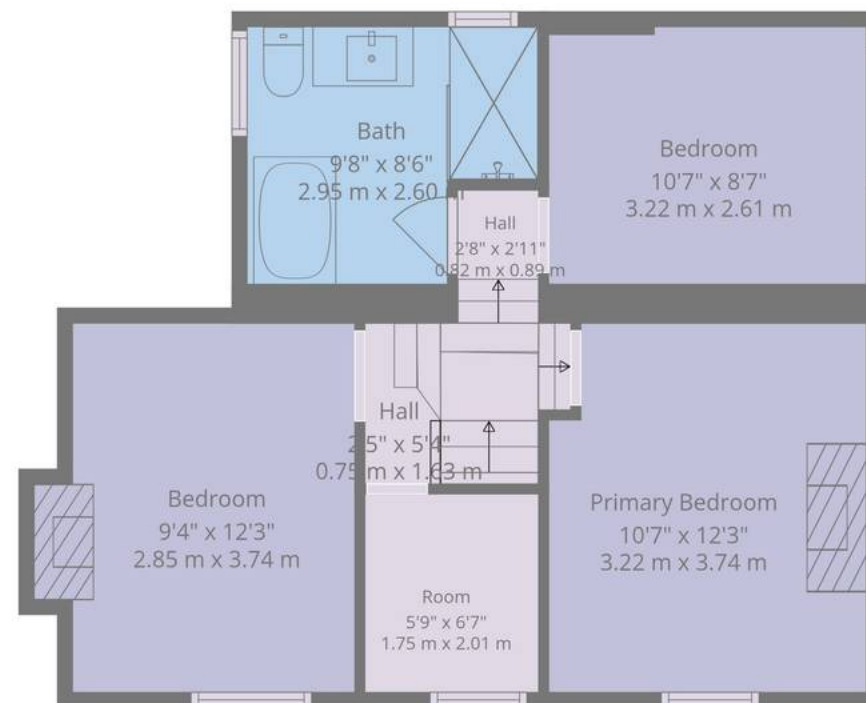
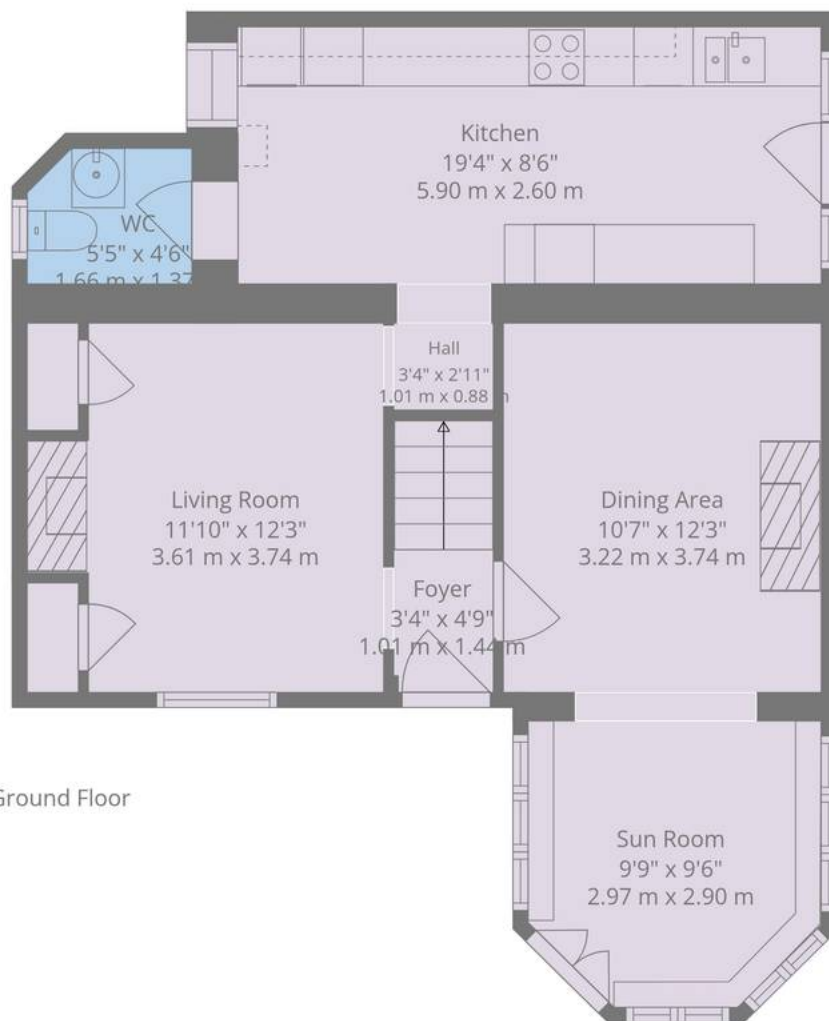
Beautifully appointed with a low-flush WC, a freestanding bath, vanity wash basin, walk-in shower enclosure and a heated towel rail. A double-glazed obscure window to the side elevation provides natural light while maintaining privacy.

Outside

To the front of the property is a vehicular parking area with steps leading up to the front garden, which is primarily laid to lawn. The side garden features paved areas creating a generous and sunny patio space, complemented by an ornamental pond and a pathway leading towards the wooded area that surrounds the rear of the property. A short distance from the house is an additional triangular parcel of land.

OFF STREET

3 Parking Spaces



Total: 1176 sq. Ft, 109 m2
 Ground Floor: 648 sq. Ft, 60 M2, 1st Floor: 528 sq. Ft, 49 m2
 Excluded Areas: Fireplace: 6 sq. Ft, 1 M2, Walls: 109 sq. Ft, 10 m2



Williams Estates Denbigh Office

Williams Estates, 1-3 Crown Square – LL16 3AA

01745817417 • Denbigh@williamsestates.com • www.williamsestates.com

These particulars are issued by Williams Estates Direct Limited (trading as Williams Estates) as a general guide only and do not constitute any part of an offer or contract. All measurements are approximate and should be verified by prospective purchasers. We have not tested any apparatus, equipment, fixtures, fittings, or services, and cannot verify they are in working order. Solicitors should confirm the inclusion of any movable items, and a final inspection is