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# Wingetts

More than just estate agents

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## **Ty Nant Maes Y Glyn, Glyndyfrdwy, LL21 9HB** **Price £299,950**

A four double bedroom detached family home offers an enviable blend of space and privacy. Set within an exclusive cul-de-sac development and commanding far-reaching views across the valley to the front, with open farmland beyond the rear garden. The welcoming entrance hall immediately sets the tone for the generous accommodation beyond. A superbly proportioned lounge flows seamlessly into the formal dining area, patio doors frame the garden outlook and open onto the sun-filled rear terrace, effortlessly connecting indoor and outdoor living. Fitted kitchen, separate utility room and convenient ground floor cloakroom. To the first floor, a spacious landing leads to four impressive double bedrooms, all offering excellent proportions and natural light. The luxurious principal suite benefits from its own private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, a private driveway to the front provides ample off-road parking, while the enclosed rear garden enjoys a sunny aspect, backing onto picturesque farmland — a truly idyllic setting for outdoor dining, entertaining or quiet relaxation. Offered to the market with no onward chain, this distinguished home combines refined comfort, generous living space and beautiful surroundings.

## Location

The village of Glyndyfrdwy is situated five miles to the west of Llangollen, on the main A5. The village provides a most appealing residential location with picturesque views over the Dee Valley and a station on the Llangollen railway. Easy daily commuting to the major commercial and industrial centre to the east is provided by the A5, whilst to the west there is the magnificent Snowdonia National Park, and the inland water sports centre of Bala.

## Accommodation

With UPVC clad ceiling and halogen spotlight. Through lead light glazed UPVC door to:-

## Entrance Hall

Welcoming entrance hall, security alarm control panel, smoke detector, staircase to first floor off. From the entrance hall an internal personal door leads to the integral garage offering versatile use.

## Cloakroom

White suite of w.c. and wash hand basin with mixer taps and tiled splashback, tiled floor, radiator, extractor fan.

## Lounge 15'10" x 13'3" (4.83 x 4.06)

Square bay window to front, electric fire in surround, radiator. Double Georgian glazed doors connect to the:-

## Dining Room 12'5" x 7'5" (3.79 x 2.27)

Double glazed French doors opening to the rear garden, radiator.

## Kitchen 9'6" x 7'5" (2.90 x 2.27)

Fitted to three walls with oak "Four Seasons" units including an inset 1½ bowl single drainer sink unit having mixer taps and cupboard below. Eye level built in oven and grill with cupboards under and over. Separate five-ring propane gas hob with extractor hood above. Integrated dishwasher and tall fridge freezer. Matching suspended wall cabinets with pelmets and cornices, tiled surrounds to working areas, ceramic tiled floor, radiator, double glazed window and halogen downlighters to ceiling.

## Utility Room 9'6" x 5'5" (2.90 x 1.66)

Fitted with units to match the kitchen to include a stainless steel single drainer sink unit with mixer taps and cupboards below, plumbing for washing machine, tall storage cupboard, suspended wall cabinet, tiled surrounds and ceramic tiled floor. Radiator, half double glazed door to rear and double glazed window, extractor fan.

## On The First Floor

Pine staircase with turned spindles and pine hand rail to:-

## Landing 12'2" x 6'1" overall (3.71 x 1.85 overall)

Ceiling hatch with ladder to part boarded roof space with electric light and power socket. Radiator, built in shelved airing cupboard with radiator and security alarm control panel.

## Master Bedroom Suite 12'4" x 13'2" (3.76 x 4.03)

Window to front, enjoying far reaching views, radiator.

## En-Suite Shower Room

Shower tray in tiled cubicle with thermostatic mixer shower unit, pedestal wash basin, close coupled w.c. Tiled

walls, chrome ladder radiator, double glazed window, extractor fan.

## Bedroom Two 10'2" x 12'4" (3.12 x 3.78)

UPVC double glazed window to front offering views over the countryside, radiator.

## Bedroom Three 9'6" x 9'10" (2.90 x 3.00)

UPVC double glazed window to rear, radiator.

## Bedroom Four 11'0" x 8'5" (3.37 x 2.58)

Double glazed window to rear, radiator.

## Family Bathroom

White suite comprising a corner panelled bath with moulded seat, mixer taps and hand shower off. Pedestal wash basin, close coupled w.c. Walls tiled to ceiling with chrome ladder radiator, double glazed window and extractor fan.

## Outside

The house is approached over a tarmac driveway providing ample parking. There is a small lawned garden to the front with paved paths either side of the house leading through screen-gates to an enclosed rear garden, which enjoys afternoon sunshine and has a paved patio area with lawn beyond. Utility area with oil storage tank and propane gas storage tank. The rear garden is enclosed for a safe family environment.

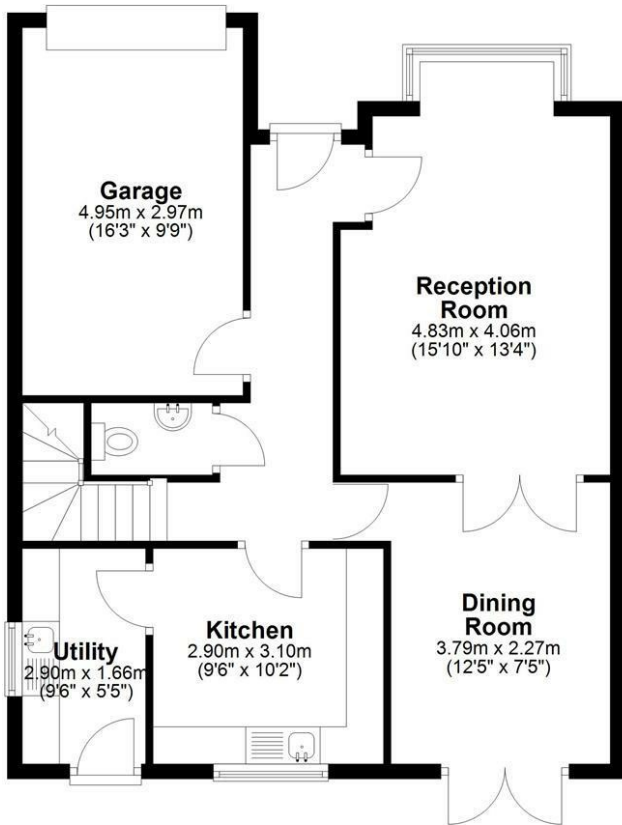
## Integral Garage 16'2" x 9'8" (4.95 x 2.97)

With roller shutter up & over door, electric light and power sockets.

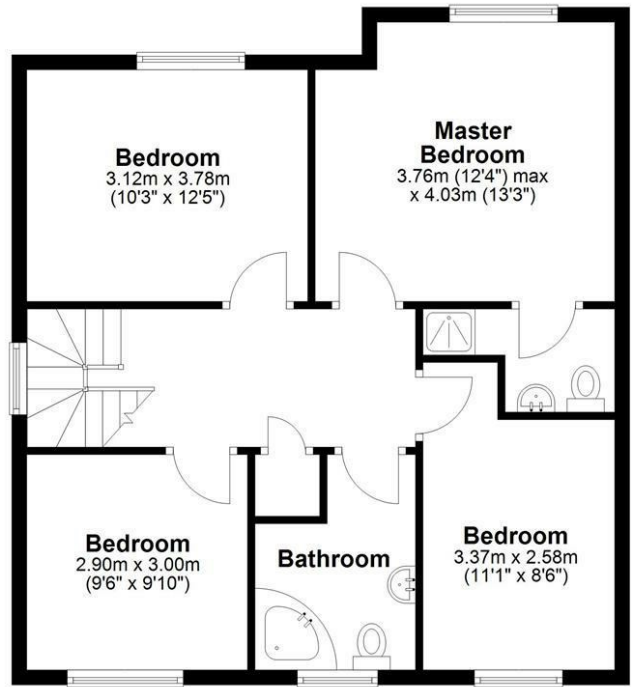


# Floor Plan

## Ground Floor



## First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007. Plan produced using PlanUp.



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