



JONES PECKOVER

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Bryn Salem, , Nantglyn, LL16 5PL

- Detached converted chapel blending modern living with rural charm
- Spectacular double-height living room
- Fibre broadband
- Peaceful lane setting with private front garden and far-reaching views
- Three bedrooms, refitted kitchen and two bathrooms
- On-street parking directly outside

Detached period home in a peaceful village setting. Sympathetically renovated to a high specification. Spectacular double-height living room; cosy second reception/snug. Charming, well-stocked cottage garden. On-street parking directly outside the house. Oil central heating plus two wood burners. Ultrafast full-fibre broadband available. 3 bedrooms, 2 reception rooms, 2 bathrooms. Superb walks from the door. Handy for Denbigh & Ruthin; A55/Chester within easy reach.

Nestled on a quiet lane in the picturesque village of Nantglyn, this stunning detached property comprises of a sympathetically converted chapel and chapel house and offers a perfect blend of modern living and rural charm. The property boasts an exceptionally generous living room together with a cosy snug, both having wood-burning stoves, together with three well-appointed bedrooms and two stylish bathrooms, making it an ideal family home.

The immaculate condition of the home reflects a sympathetic renovation that has maintained its character while incorporating high specifications throughout. The generous living spaces are perfect for both relaxation and entertaining, ensuring that every corner of this home is utilised to its fullest potential.

The property is set against a backdrop of unspoilt countryside, with private and well-stocked cottage gardens to the front, and far-reaching countryside views to the rear (note that the rear field is privately owned and not included in the title). On-street parking is available directly outside the house.

Nantglyn offers a peaceful village setting, a friendly community and superb walks from the door, with the shops and services of nearby Denbigh and Ruthin within easy reach and the A55 giving straightforward access across North Wales and to Chester.

GROUND FLOOR ACCOMMODATION

An external door from the cottage gardens gives access to:

SNUG

13'7" x 11'4" (4.14m x 3.45m)

Slate slabbed flooring, inglenook fireplace housing a wood burning stove, cloaks cupboard, window to front elevation.

LIVING ROOM

31'4" x 23'11" (9.55m x 7.29m)

This most impressive room comprises of the former chapel and benefits from maximum light and space with double glazed

sash windows to both front and rear elevations, timber flooring, feature fireplace housing a wood burning stove on a raised slate slabbed hearth. Beautiful rural and garden views.

KITCHEN/DINING ROOM

26'8" x 13" (8.13m x 3.96m)

Recently refurbished to an exacting standard with a comprehensive range of base and wall cupboards and drawer units with quartz work surfaces over, Range Master induction oven with extractor hood over, sink unit with Pronteau instant hot water tap, integrated microwave oven, void and plumbing for washing machine, stone slabbed flooring, built-in pantry, dual aspect views with windows to front and rear, window shutters, external stable door to front elevation, nest smart heating.

FIRST FLOOR ACCOMMODATION

Spacious landing area with built-in storage cupboards.

INNER LANDING/DRESSING AREA

Giving access to:-

MASTER BEDROOM

21'1" x 15'9" (6.43m x 4.80m)

Open to the eaves with timber beams, Velux windows to rear with rural views, built-in wardrobe and storage space, eaves storage.

EN SUITE BATHROOM

Free-standing roll top bath, Burlington wash hand basin, shaver point, low flush wc, reproduction radiator, open to eaves with Velux window and exposed timber beams, tiled flooring, part tiled walls.

BEDROOM 2

13'5" x 11'2" (4.09m x 3.40m)

Double glazed window to front elevation with shutters. Rural views.

BEDROOM 3

11'6" x 10'1" (3.51m x 3.07m)

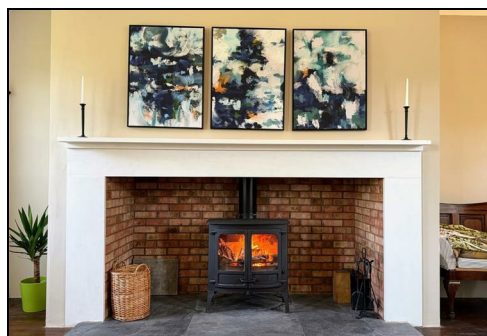
Double glazed window to front elevation.

SHOWER ROOM

Spacious walk-in shower enclosure with raindrop shower, wash hand basin with vanity storage under, low flush wc, part tiled walls, reproduction radiator, double glazed window to rear elevation,

GARDENS

The beautifully maintained cottage-style gardens lie mainly to



the front of the property and comprise of well-stocked flower borders providing an abundance of colour together with lawns, gravel walkways and courtyard giving access to a timber garden store.

SERVICES

Mains water, electricity and drainage, oil fired central heating.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and

necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

COUNCIL TAX BAND D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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