



## Glasfryn, Denbigh

£200,000

An excellent opportunity to acquire this delightful home, beautifully situated in the scenic location of Glasfryn, Henllan. Offering the best of both worlds, residents can enjoy the peace and quiet of village life while remaining conveniently close to local amenities and attractions. Whether you're looking to settle into a welcoming community or seeking a property with future potential, this home presents a fantastic opportunity not to be missed.

On the ground floor, the property opens into a welcoming hallway leading to the spacious lounge, well-appointed kitchen, primary bedroom, family bathroom, conservatory, and internal access to the garage. The first floor features two additional bedrooms and a convenient WC. Externally, the home benefits from gardens to both the front and rear, a private driveway offering off-road parking, and a garage for additional storage or vehicle space.

With its inviting layout, practical features, and desirable location, this property is ready to welcome its next owners. Early viewing is highly recommended to truly appreciate all that this charming home in Glasfryn has to offer.



**Hallway**

**Lounge**

18'5 x 11'9 (5.61m x 3.58m)

**Kitchen**

11'5 x 10 (3.48m x 3.05m)

**Conservatory**

**Bedroom 1**

13'9 x 9 (4.19m x 2.74m)

**Bathroom**

**Landing**

**Bedroom 2**

12'8 x 9'3 (3.86m x 2.82m)

**Bedroom 3**

9'2 x 7'6 (2.79m x 2.29m)

**WC**

**Garage**

19'5 x 10 (5.92m x 3.05m)

**Exterior**

To the front of the property, there is a generous driveway providing off-road parking for two or more vehicles, along with access to the attached garage. The front garden includes a charming planted area featuring a selection of mature shrubs, small trees, and decorative plants, creating an attractive and welcoming entrance.

The rear garden is impressively sized, offering a combination of lawned and concrete areas, giving it excellent scope for landscaping or further development. Whether you're dreaming of a vegetable patch or outdoor entertaining space, the rear garden presents a fantastic opportunity to create something truly special.

**Agents Notes**

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 29th August 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme.
9. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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