





Bronant, Llangynhafal - LL16 4LN

£392,000 Freehold

Monopoly Buy Sell Rent is pleased to offer for sale Bronant, an extremely unique, special and eco-efficient three-bedroom property which has been sympathetically modernised by the current owners, while retaining a wealth of charming character features set over various levels and dating back to the early 1800s. Set in the small rural community of Llangynhafal, approximately four miles from Ruthin and six miles from Denbigh, the property enjoys a beautiful setting beneath Moel Famau and the Clwydian Range AONB, with fabulous local schools, a local church and a nearby village pub restaurant. Bronant is a deceptively spacious three-bedroom link-detached character property comprising an entrance porch, kitchen, lounge, conservatory, three bedrooms, crog loft, bathroom and utility room. Further benefits include oil-fired central heating and double-glazed windows, private gardens to the side and rear, a large garage and off-road parking.

Entrance Porch
A timber front door opens into this light and bright entrance porch having an exposed stone wall, lean-to glazed roof with decorative tiled flooring, radiator, a door leads you into the bathroom and stairs lead up to the first floor.

Bathroom
A good-sized bathroom fitted with a white four-piece suite comprising a corner bath, pedestal hand wash basin, low level WC and a shower cubicle with an electric shower, having tongue and groove wall panelling, tiled effect vinyl flooring, radiator, and a double-glazed window overlooking the rear of the property.

Bedroom 3
A triple aspect 'L' shaped bedroom with exposed floorboards, radiator, and double-glazed windows to the front, side and rear of the property.

Kitchen
Country style kitchen fitted with a range of units having solid wood worktops, Esse oil-fired range cooker, electric induction hob and electric cooker, Belfast sink, space for a tall fridge freezer, tiled splash backs, tiled flooring, radiator, inset spotlights, and a double-glazed window with a deep sill overlooks the rear garden. Wooden loft stairs lead you up to the crog loft, a door leads you into the lounge and an opening with a step up to the conservatory.

Conservatory
With ample space for family dining this beautiful half brick-built conservatory has uPVC double-glazed windows and roof, a ceiling fan with lights, slate floor tiles, and French doors leading you out to the rear garden.

Crog Loft
Wooden loft stairs lead up to this quaint Crog loft that is currently a snug / spare bedroom with two Velux windows, a round porthole window, shelves in the eves and the Aga flue pipe going up into the roof. A perfect place to escape and relax!

Lounge
A fabulous dual aspect lounge with high ceiling having exposed purlins and Velux windows, a central fireplace houses the log burner with a slate hearth, wood laminate flooring, radiator, and double-glazed windows overlook the front and rear of the property with barn doors leading you to the utility and bedrooms.

Master Bedroom
Wooden steps lead you up into to this sizable double bedroom with an apex roof, wooden flooring, radiator and two double glazed windows overlooking the front and the rear of the property.

Bedroom 2
Steps lead down to this spacious double bedroom with wood effect vinyl flooring, a radiator, exposed ceiling joists, and a double-glazed window overlooking the front of the property.

Utility
Large utility room currently used as a storeroom with solid wood worktop, Belfast sink unit, tiled slate flooring and a timber door leading you out to the rear garden.

Garden
To the front of the property there is a chipped driveway providing parking for two vehicles with a log store and a timber gate accessing the rear garden. A private and enclosed rear garden laid to lawn with a decked patio area and a further raised seating area with raised beds bounded by stone walls and evergreen hedging.

Garage
deep garage with timber barn style doors having power and lights.

Additional Information
The property benefits from oil central heating and double glazing throughout. A new roof was fitted in 2022 with a 4kW solar panel system producing enough energy to cover the needs of an average family. Please see the architectural drawing showing the possibility of extending the property or converting the garage into a self-contained apartment.




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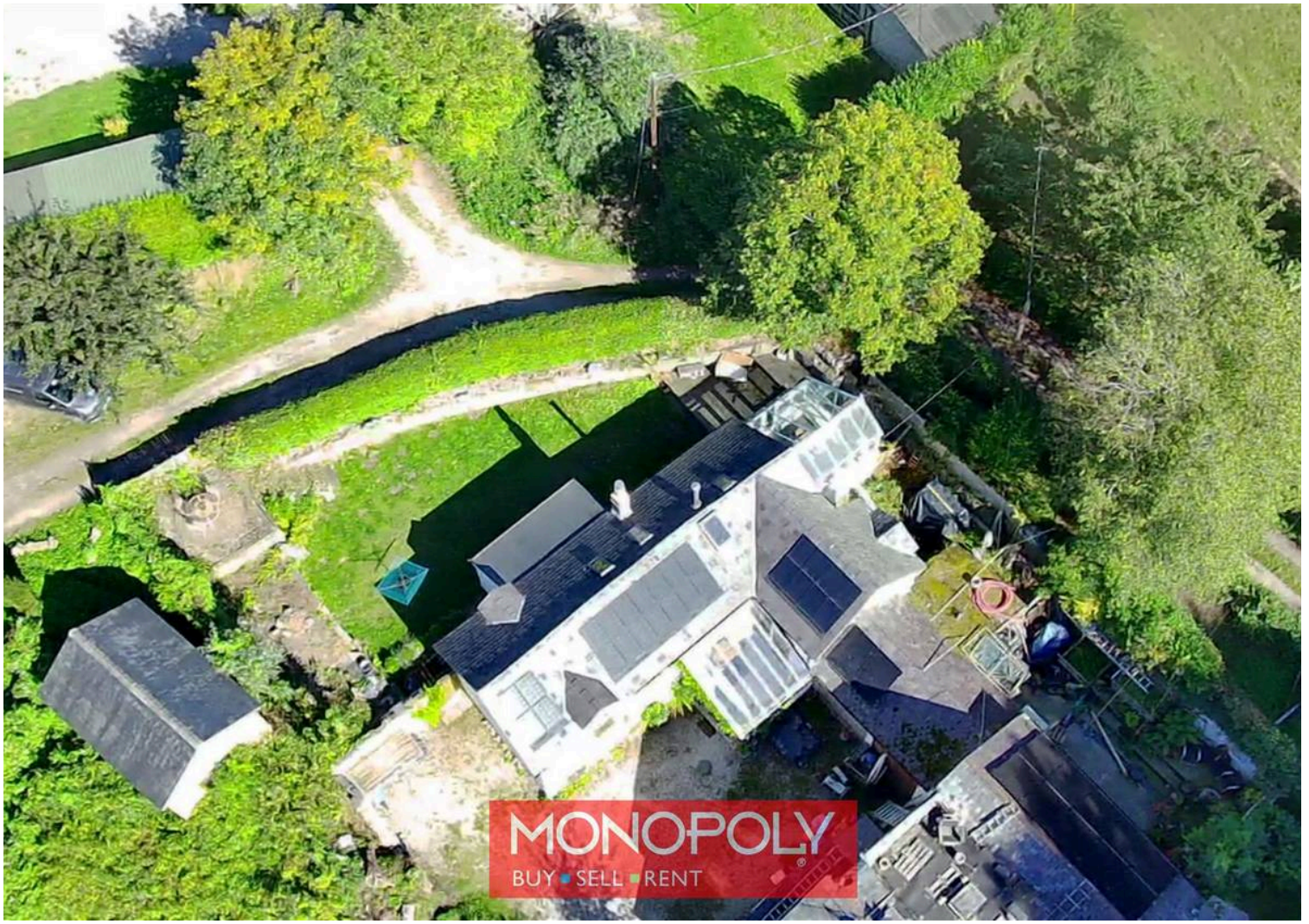

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FRONT ELEVATION
SIDE ELEVATION / SECTION
Kitchen/Dining
Shower Room
Living Area
Bedroom
GROUND FLOOR PLAN
FIRST FLOOR PLAN
REAR ELEVATION
PLANSCAPE


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