



Cyrrae Henllan Road, St. Asaph - LL17 0BT

£249,000 Freehold

MONOPOLY BUY SELL RENT are pleased to offer for sale this characterful semi-detached home, enjoying attractive views across the Vale and offering well-proportioned accommodation throughout. Situated in a sought-after location on the outskirts of Trefnant village, the property is conveniently positioned for nearby road links and bus routes.

The accommodation includes a welcoming lounge with multi-fuel burner, separate dining room, fitted kitchen with a useful pantry, three bedrooms comprising two doubles and a single, and a three-piece family bathroom. Externally, Cyrrae benefits from off-road parking for three vehicles, a front lawn and a private enclosed rear garden featuring patio seating areas, a pergola with mature wisteria, decking, storage and an outdoor WC. Offered for sale with NO ONWARD CHAIN.



Entrance Porch

3' 0" x 3' 10" (0.92m x 1.16m)

A uPVC front door opens into this useful entrance porch, with a side window and a circular feature window allowing plenty of natural light. A door leads through into the lounge.

Lounge

13' 4" x 9' 6" (4.06m x 2.90m)

A comfortable and characterful lounge, with a central feature fireplace housing a multi-fuel burner with a brick surround and slate hearth. A curved bay window overlooks the front and enjoys views across the Vale, while a tall radiator, picture rail with display shelf and useful under-stairs cupboard add both practicality and period charm. A turned staircase rises to the first floor, with a decorative glazed door leading through to the porch and dining room.

Dining Room

15' 11" x 11' 6" (4.84m x 3.50m)

A separate dining room features wood laminate flooring and offers ample space for a large dining table and furniture. A chimney breast with alcoves to either side creates an attractive focal point, complemented by a picture rail and a lead-effect window to the side. Decorative glazed doors connect the room to both the lounge and kitchen, giving the ground floor a pleasant flow.

Kitchen

11' 6" x 10' 0" (3.51m x 3.04m)

The kitchen is fitted with a range of wood-fronted units, complemented by black granite-effect worktops and tiled splashbacks. Appliances include an electric oven with gas hob and extractor hood above, while a composite sink with mixer tap sits beneath the worktop. Further features include tiled flooring, wall panelling, a timber ceiling with downlighting, radiator and a wall-mounted smart Worcester boiler. A uPVC door gives direct access to the rear garden, and an opening leads through to the useful pantry.

Pantry Room

6' 10" x 5' 1" (2.08m x 1.55m)

The versatile pantry provides excellent additional storage and currently accommodates a tall fridge-freezer, shelving, and a worktop. With a rear-facing window, lighting and wall panelling, a cloak and a storage area.

Landing

9' 2" x 5' 9" (2.80m x 1.75m)

A turned staircase with traditional spindle balustrade. A distinctive circular window at the lower level and an additional window above bring natural light into the stairwell. The landing features a coved ceiling, traditional doors to all rooms and access to the fully insulated and boarded loft providing additional storage space.

Master Bedroom

13' 6" x 9' 11" (4.12m x 3.02m)

A generous carpeted double room, offering ample space for wardrobes and further bedroom furniture. A front-facing double-glazed window enjoys open views across the Vale.

Bedroom 2

9' 11" x 9' 11" (3.03m x 3.03m)

A good-sized double bedroom, carpeted and positioned to the rear of the property. The room benefits from a high coved ceiling, radiator, chimney breast and space for storage furniture.

Bedroom 3

6' 6" x 5' 9" (1.98m x 1.75m)

A carpeted single room with a side-facing window and high ceiling. Currently used as a home office, it would also make an ideal nursery, dressing room or study.

Family Bathroom

5' 8" x 5' 8" (1.73m x 1.72m)

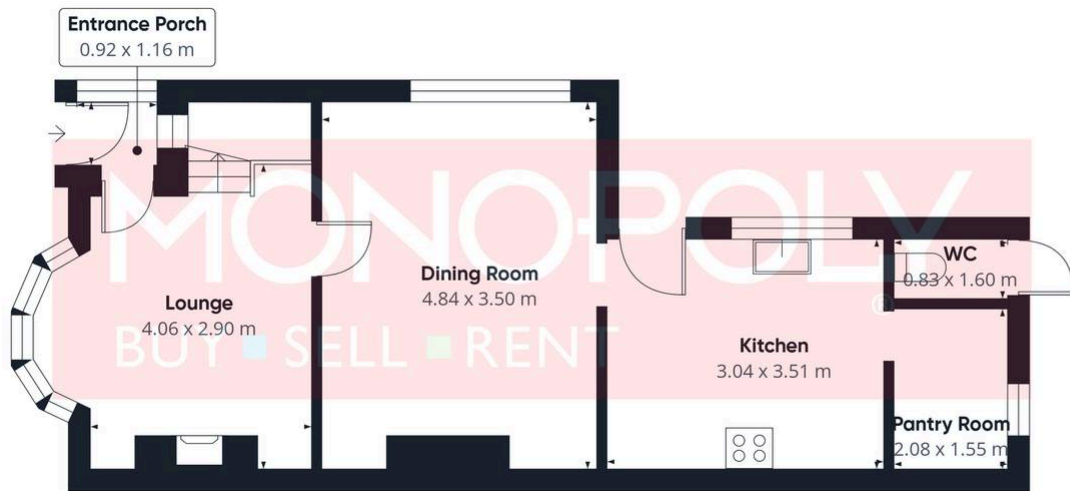
Fitted with a three-piece suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and low-flush WC. Fully tiled walls and tiled flooring create a practical finish, complemented by a chrome heated towel rail, composite ceiling with downlighting, extractor fan, privacy window to the side and a useful corner mirror-fronted cupboard.











Floor 0



Floor 1



Approximate total area⁽¹⁾
76.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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