



## Llangynhafal, Denbigh LL16 4LN

### Offers Invited £392,000

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.

- New Roof with Integrated 4kw Solar Panel Array
- Three Double Bedrooms & Crog Loft
- Log Burning Stove & Farmhouse Style AGA
- Good Local Schools, Pubs & Church
- Freehold Property & Council Tax Band E
- Link Detached Character Property
- Garage with Conversion/ Extension Potential
- Set in a Small Rural Community
- Exceptional Potential EPC Rating of 99(A)



## 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 eaves 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.

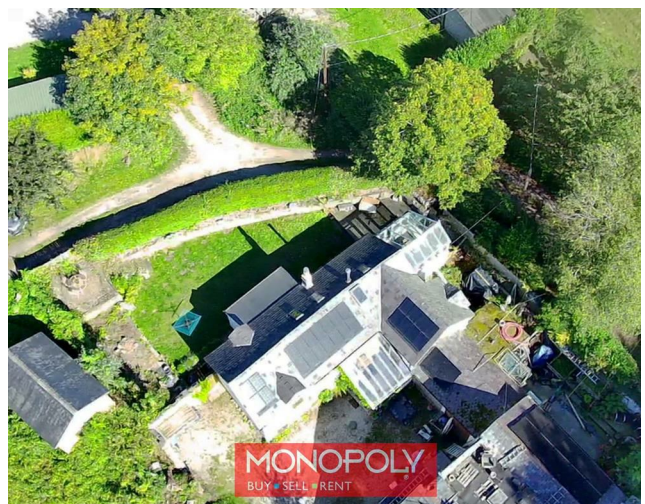
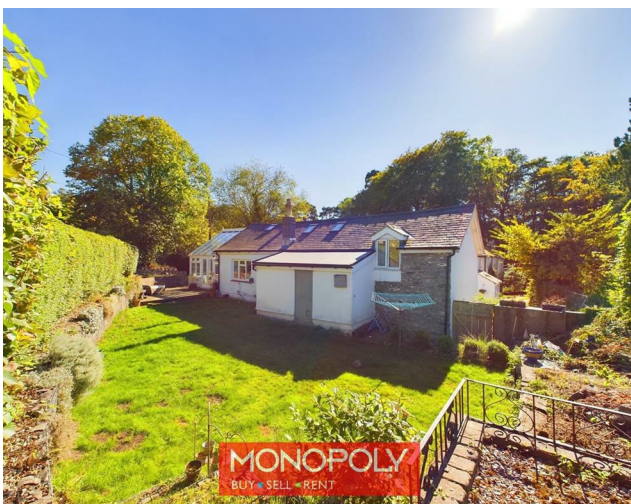
## Additional Information

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.







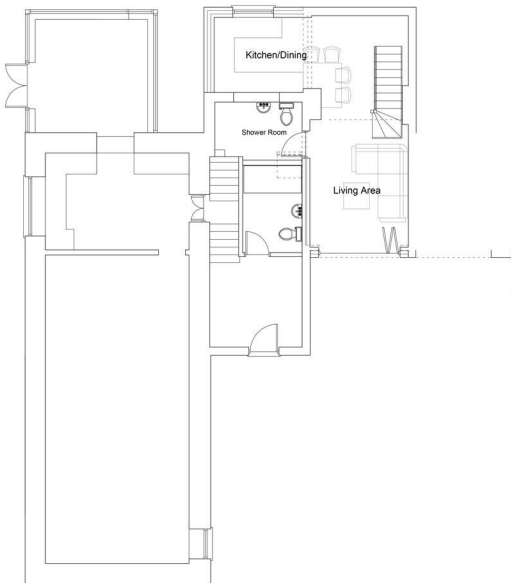




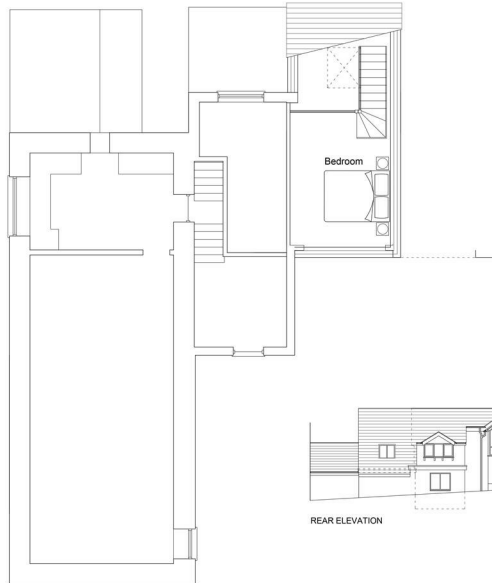
FRONT ELEVATION



SIDE ELEVATION / SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION



PLANSICA  
ARCHITECTURAL DESIGN CONSULTANTS

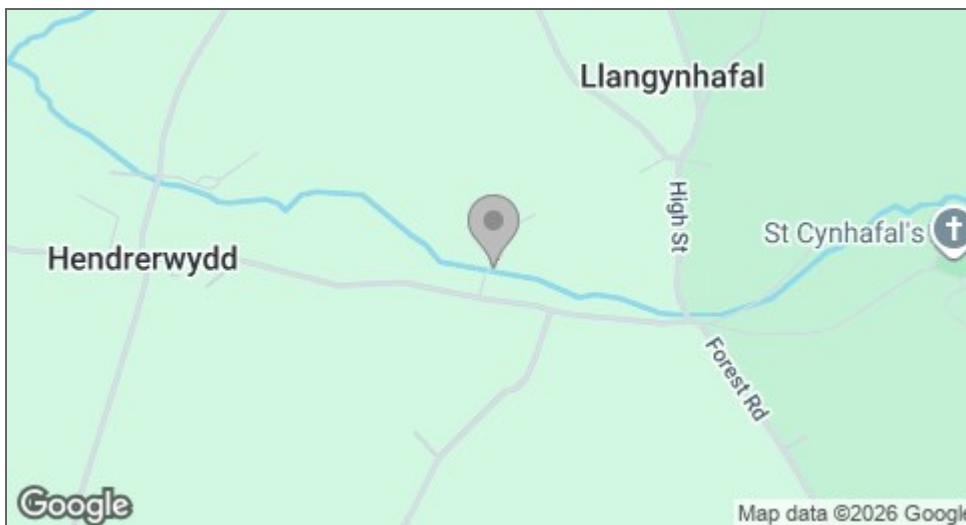
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Proposed Two Storey Extension to Dwelling

1:50 1:100 1:200 24 Met

1:1526 / 2





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

