



## Bryntirion, Denbigh LL16 5YL

**£228,000**

Monopoly Buy Sell Rent is pleased to offer for sale this well-maintained two-bedroom detached bungalow with conservatory, garage and a private rear garden. Set within a peaceful cul-de-sac in the charming picturesquesque village of Henllan, rich in history and community spirit, boasting a 13th-century pub, chapel, church, primary school, village hall, convenience store, and a recreational park—all within walking distance.

Internally, the home is thoughtfully laid out with a spacious lounge, light-filled kitchen with adjoining utility area, and a conservatory that opens onto the garden. Both bedrooms are doubles, with the master having built-in storage and direct access to the conservatory. A modern bathroom with a walk-in shower completes the accommodation. Externally, the property has a spacious driveway leading to a detached garage, and sits on a private, enclosed plot with a beautifully landscaped rear garden featuring mature beds, apple trees, and rose bushes.

Whether you're looking to downsize, relocate to a friendly village, or simply enjoy the peace of rural life with modern comforts, 26 Bryntirion is a property not to be missed.  
NO ONWARD CHAIN

- Detached Bungalow with Spacious Layout
- Large Driveway and Detached Garage
- Bright Conservatory Overlooking Private Garden
- Modern Kitchen with Dining and Utility Area
- Freehold Property, Council Tax Band C
- Quiet Cul-De-Sac in Charming Village
- Enclosed Rear Garden with Mature Planting
- Two Double Bedrooms, Master with Storage
- Village Pub, School, Shop, Park Nearby
- NO ONWARD CHAIN



## Vestibule

A white uPVC front door with decorative glazing opens into the vestibule with carpeted flooring and houses the consumer unit. A glazed timber door opens into the hallway.

## Hallway

An L-shaped, carpeted hallway with a radiator and a useful cloak cupboard. Doors providing access to all principal rooms

## Lounge

Spacious and inviting, the lounge features a central fireplace with a stone surround, timber mantle, and tiled hearth. Currently housing an electric fire, it also has the potential to be opened. A large double-glazed window overlooks the front of the property. Additional features include a coved ceiling, ceiling rose, and built-in storage in the alcove.

## Kitchen

Light-filled and spacious, the kitchen is both practical and welcoming. Fitted with a range of Beech effect units with integrated electric oven, gas hob, extractor fan, stainless steel sink and space for a dishwasher. A built-in cupboard houses the hot water tank, with the oil boiler conveniently located nearby. The room provides space for a dining table having fully tiled painted walls, with a large, double-glazed window overlooking the rear garden. An opening leads directly into the utility area.

## Utility Room

Continuing the kitchen's design, the utility area is fitted with matching units and worktops. It features tile-effect vinyl flooring, a radiator, and space for various white goods. French doors open onto the rear patio, while double-glazed windows to both front and back ensure ample natural light, and the walls are fully tiled.

## Conservatory

A square-shaped conservatory with dwarf walls and a privacy screen on one side offers an excellent garden outlook. Fitted with double-glazed windows and a polycarbonate roof, the space is ideal for relaxing year-round. Features include a laminate wood floor, radiator, ceiling fan light, access to the rear garden, and a sliding door connecting to the master bedroom.

## Master Bedroom

A generously sized double bedroom featuring fitted wardrobes along one wall, with built-in drawers, shelving, overhead cupboards, and bedside tables. Additional features include a carpeted floor, coved ceiling, ceiling rose, and sliding patio doors leading to the conservatory.

## Bedroom Two

A double room with a front-facing double-glazed window, radiator, carpeted floor, and decorative ceiling rose.



### **Bathroom**

Modern and well-appointed, the bathroom features a walk-in shower unit with electric shower, vanity unit with integrated sink and low flush WC, and fully tiled walls. Vinyl flooring and a privacy double-glazed window to the rear complete the room.

### **Garage**

Detached and constructed in concrete, the garage features an automatic roller door for ease of access. Inside, it's well-equipped with strip lighting and power points. A pedestrian door leads directly into the rear garden for convenience.

### **Potting Shed**

Useful versatile room with a water tap, polycarbonate roof, timber and glazed frontage.

### **Front Garden**

A long concrete driveway leads up to the detached garage, providing ample off-road parking. A gravelled border lined with mature planting adds a charming touch to the approach.

### **Rear Garden**

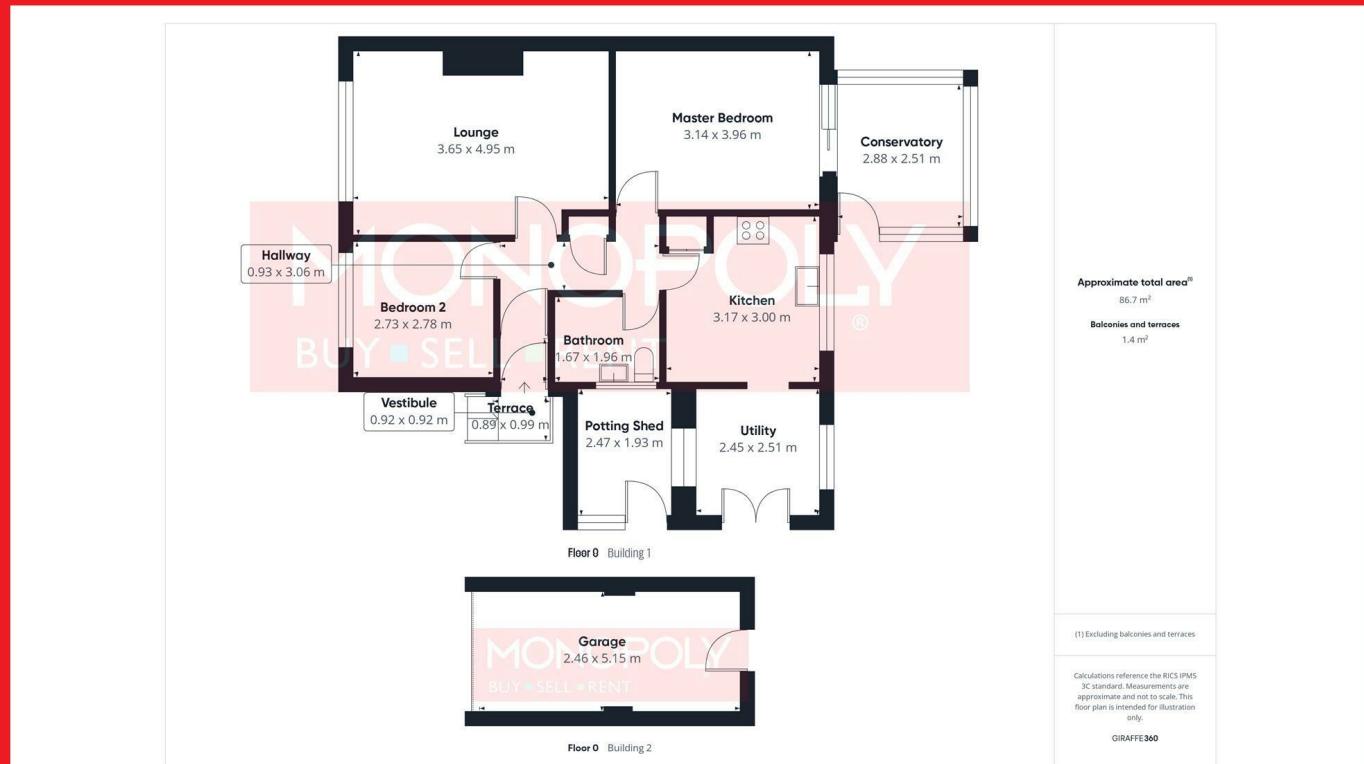
Enjoy privacy and tranquillity in this enclosed two-tiered garden. A paved patio offers an ideal entertaining space, while mature raised beds, apple trees, and rose bushes create a serene setting. Power points installed for outdoor use, and rear pathway leads to gas bottles and the oil tank. Gates each side of the property provides access to the front of the property.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	
EU Directive 2002/91/EC		54	
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		54	
EU Directive 2002/91/EC		72	

#### 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.

