



Bryn Tirion, Llangynhafal, Ruthin LL15 1RU £450,000

MONOPOLY BUY SELL RENT are pleased to offer for sale Bryn Tirion, a characterful three-bedroom country property set along a private lane and enjoying truly magnificent panoramic views across the surrounding countryside. Occupying a generous plot which includes a former copper mine, this unique home offers enormous potential for development and improvement, making it an exciting opportunity for those looking to create something special in a peaceful and scenic setting. Despite its rural position, the property remains within a short drive of local amenities, striking the perfect balance between seclusion and convenience.

- Magnificent countryside views
- Huge Development Potential
- Generous Circa 0.47 Acre Plot
- Council Tax Band F
- Shared Private Lane Access
- Large Secret Garden With Former Copper Mine
- Potential Attic and Garage Conversion
- VIEWING HIGHLY RECOMMENDED



Hallway

1.66 x 1.55 (5'5" x 5'1")

A rustic entrance space with a blend of slate and tiled flooring, offering access through to the lounge and parlour, setting the tone for the character found throughout the property.

Lounge

6.19 x 4.20 (20'3" x 13'9")

A welcoming and character-filled space featuring a slate floor and exposed beamed ceiling, centred around a multi-fuel log burner. Wooden double-glazed windows to the front elevation frame the stunning countryside views, while doors lead through to the kitchen, rear utility and hallway. Stairs rise to the first floor.

Kitchen

5.10 x 3.40 (16'8" x 11'1")

Traditional in style with a slate floor and a range of units incorporating a sink with mixer tap. A large multi-fuel burner with hob is set within the fireplace, adding both charm and practicality. A timber-framed window overlooks the front elevation, and there is ample space for a dining table and chairs. Doors lead back to the lounge and out to the rear.

Parlour

3.77 x 3.64 (12'4" x 11'11")

A charming additional reception room with timber flooring and a double-glazed window to the front elevation. Rich in original features, including an attractive fireplace with tiled surround, creating a cosy and inviting atmosphere.

Pantry & Utility

3.77 x 1.80 (12'4" x 5'10")

A practical space with slate flooring throughout, featuring a large pantry with slate worktops and space for white goods including fridge and freezer.

Landing

2.10 x 1.26 (6'10" x 4'1")

A compact landing area with a concealed door leading to the attic space, which offers potential for conversion, subject to the necessary consents.

Master Bedroom

6.30 x 3.66 (20'8" x 12'0")

A spacious dual-aspect double bedroom with original floorboards, featuring timber-framed windows to both the front and rear elevations, allowing for plenty of natural light and countryside views.



Bedroom 2

4.00 x 3.62 (13'1" x 11'10")

A comfortable double bedroom with a double-glazed window to the front elevation. Includes a built-in storage cupboard and a feature fireplace housing a small log burner. Provides access through to bedroom three.

Bedroom 3

3.64 x 2.92 (11'11" x 9'6")

A generously sized bedroom with timber-framed windows to both the front and rear elevations. Also benefits from a large airing cupboard housing the hot water tank, offering additional storage.

Bathroom

2.24 x 2.11 (7'4" x 6'11")

Fitted with a bath with tiled splashback, pedestal wash hand basin and low flush WC. A timber-framed window overlooks the rear elevation.

Garage

5.31 x 3.50 (17'5" x 11'5")

A useful garage with concrete flooring, accessed via a single door, and a timber-framed window to the front elevation. Ideal for storage or workshop use.

Room Above Garage

A large room above the garage that would with renovation offer an additional bedroom or possibly convert the garage to an annex.

Log Store

A large log store offers space to store near the garage.

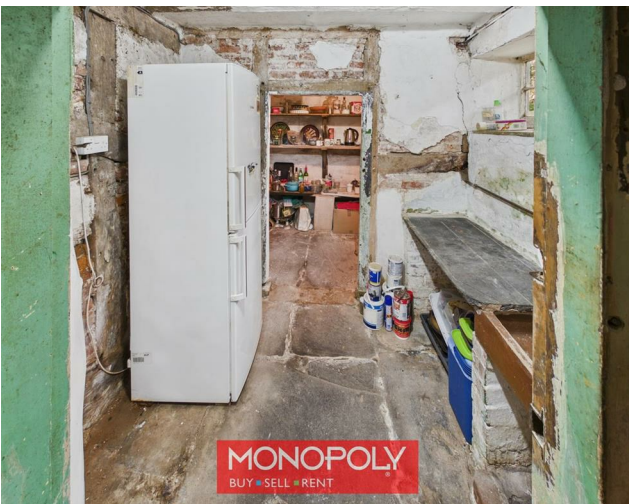
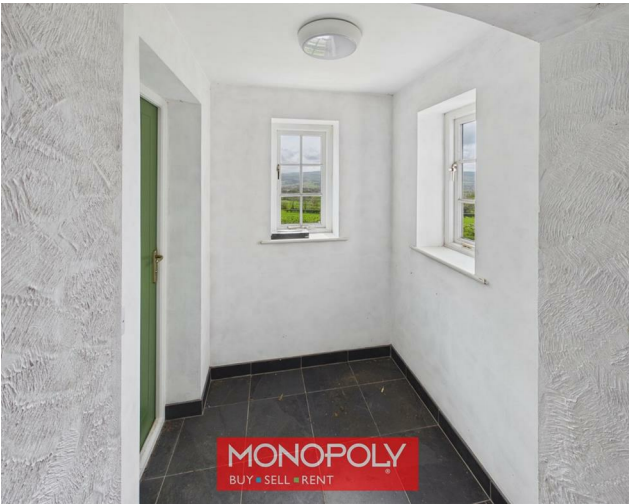
Front Of Property

The front of the property offers fabulous views of the vale of Clwyd, there is parking for 3 vehicles as well as wild flower bed. The garden is accessible to the left of the property and stretches along to right hand side of the lane (see plan in photographs).

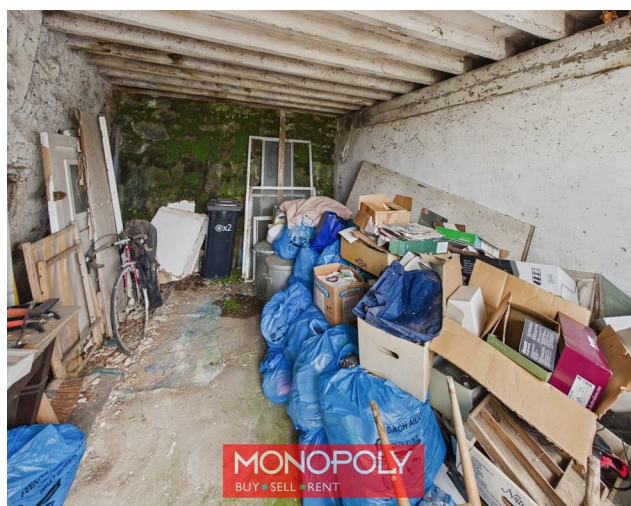
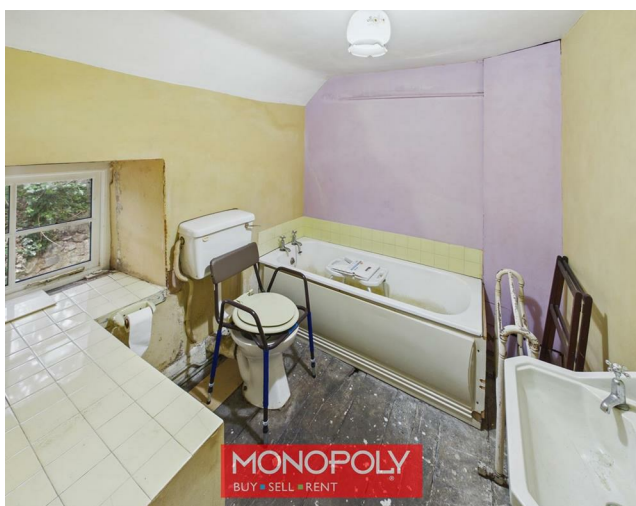
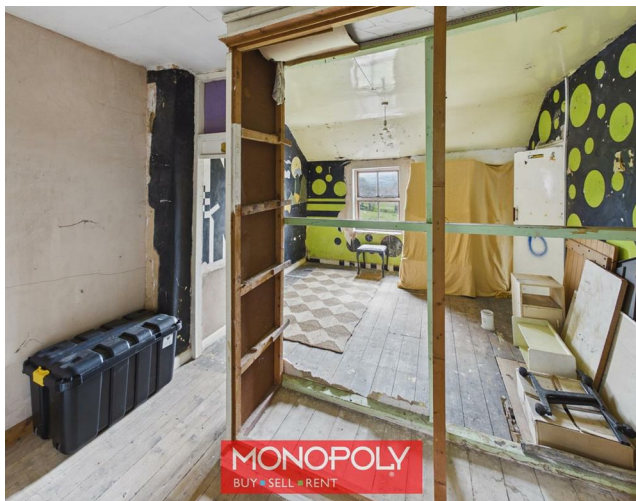
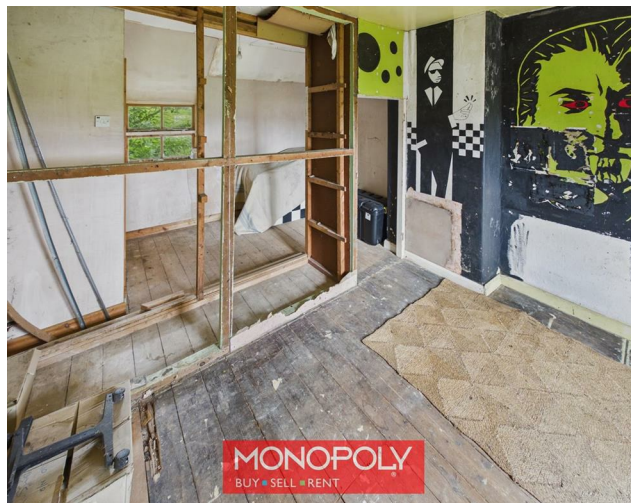
Garden

A woodland garden of real character and intrigue, incorporating a former copper mine and enjoying beautiful, far-reaching views across the surrounding countryside. Offering a unique and natural setting, the grounds provide excellent potential to be adapted to suit a variety of uses, whether for leisure, smallholding or further landscaping. Rich in established trees, the garden also presents a lifetime supply of logs, adding both practicality and long-term appeal.









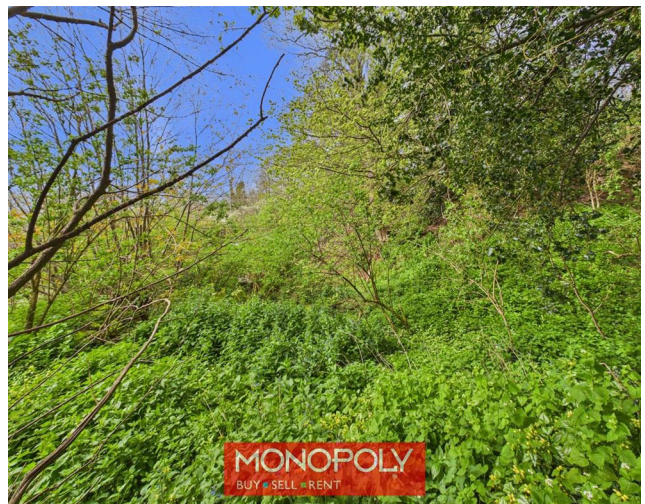
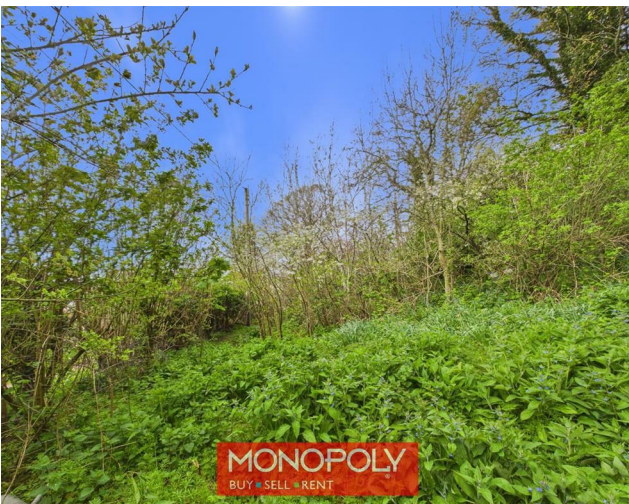
MONOPOLY

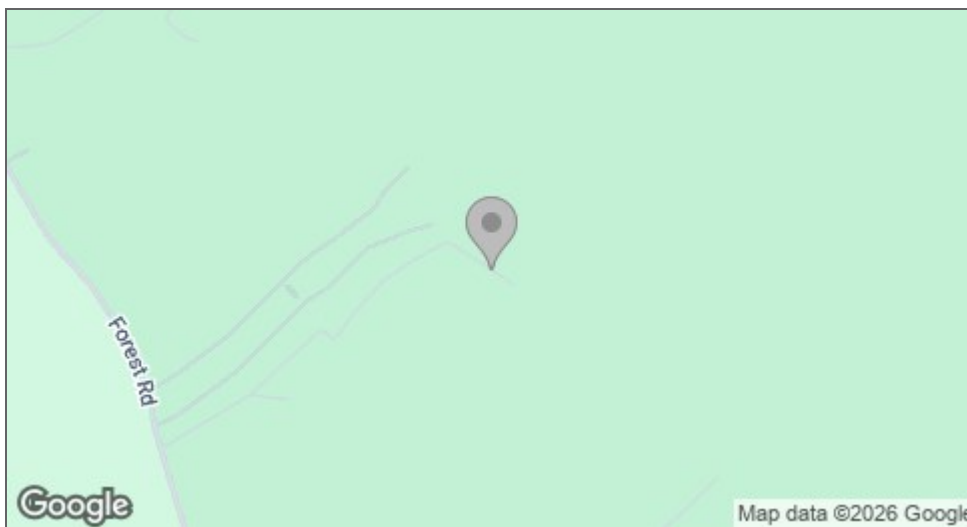
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

