



Tan Y Fron, Bylchau, Denbigh LL16 5NP

£390,000

MONOPOLY BUY SELL RENT are delighted to offer for sale this charming and characterful countryside cottage, enjoying breathtaking views across the river and surrounding open countryside. Beautifully blending traditional features with tasteful modern improvements, the property offers versatile accommodation full of warmth and personality, including a stunning open-plan living and dining room with exposed beams and an impressive inglenook fireplace housing a multi-fuel stove. The cottage further benefits from a stylish newly fitted kitchen, modern bathroom, generous driveway parking, detached garage and beautifully maintained country style garden and generous vegetable plot. Externally, the property truly comes into its own, with extensive cottage-style gardens, a productive vegetable plot, fruit trees, a summer house, stable and tack room, creating an idyllic outdoor setting perfect for those seeking a quieter lifestyle surrounded by nature. Glan Y Afon Cottage is conveniently located within the rural hamlet of Tan Y Fron, nestled between the villages of Bylchau and Llansannan, not far from Llyn Brenig and the Denbigh Moors. This unique detached cottage must be viewed to be fully appreciated.

- Charming Detached Cottage
- River & Countryside Views
- Original Inglenook Fireplace
- Modern Fitted Bathroom
- Summer House & Patios
- Rural Hamlet Location
- Character Features Throughout
- Newly Fitted Kitchen
- Extensive Cottage Gardens
- Vegetable Plot & Fruit Trees



Entrance Room

2.91 x 2.27 (9'6" x 7'5")

A composite front door opens into this versatile entrance porch, currently utilised as a home office, enjoying stunning views across the river and surrounding countryside through double-glazed windows. Finished with practical vinyl flooring, the space provides access to both the main hallway and inner hallway.

Hallway

1.84 x 1.60 (6'0" x 5'2")

A carpeted hallway with access to the cloakroom and a generous walk-in storage cupboard fitted with shelving, lighting and loft access.

Cloakroom

1.54 x 0.89 (5'0" x 2'11")

A useful cloakroom fitted with a low flush WC, hand wash basin and radiator, complemented by wood effect flooring and an obscure glazed window providing natural light and privacy.

Open Plan Living & Dining Room

8.02 x 3.91 (26'3" x 12'9")

A splendid open-plan living and dining room full of character, featuring exposed beamed ceilings and newly fitted carpeted flooring throughout. The dining area enjoys an impressive vaulted, beamed ceiling and a slide-and-fold bifold door that opens onto stunning views across the river and surrounding countryside. The living area centres around the original deep inglenook fireplace with slate surround, raised hearth and substantial timber mantle, housing a multi-fuel stove and creating a wonderful focal point to the room. A window with a deep sill overlooks the rear of the property, while a door provides access into the kitchen.

Kitchen

4.42 x 2.45 (14'6" x 8'0")

At the heart of the cottage is this beautifully modernised and newly fitted kitchen, appointed with a stylish range of light green base and wall units alongside sparkling quartz-effect worktops and matching splashbacks. Complemented by a porcelain sink with swan-neck mixer tap, the kitchen also offers an integrated fridge and freezer together with space for an electric cooker, dishwasher and washing machine. Finished with tiled flooring, the room enjoys access to the rear porch via a composite door, with a side window allowing natural light to flow through, while a step leads up into the inner hallway.

Rear Porch

Useful rear porch constructed with a metal frame, featuring tiled flooring and a sliding door providing access out to the garden.

Inner Hallway

3.97 x 1.40 (13'0" x 4'7")

Finished with wood-effect flooring and a radiator, this inner hallway provides access to the bedrooms, bathroom, kitchen and entrance porch.



Bathroom

2.67 x 1.40 (8'9" x 4'7")

A modern fitted bathroom finished with stylish wood-effect floor tiles, comprising a walk-in shower with tray and thermostatic mixer shower, wash basin set within a vanity unit with a wall-mounted cupboard featuring mirrored doors, WC and radiator. The room also benefits from an illuminated alcove with fitted shelving.

Bedroom 2

A double bedroom featuring carpeted flooring, a radiator and a window overlooking the rear garden, together with a useful built-in storage cupboard housing the hot water cylinder.

Master Bedroom

4.48 x 2.57 (14'8" x 8'5")

A delightful dual-aspect bedroom enjoying wonderful views over the garden, river, and surrounding countryside. Finished with carpeted flooring and a radiator, the room also offers ample space for storage cupboards.

Garage

A useful single garage fitted with an up-and-over door, power supply and storage shelving, providing excellent space for parking, storage or workshop use.

Externally

To the front of the property, a large driveway provides ample off-road parking and leads to the detached single garage. The property is surrounded by extensive cottage-style gardens, beautifully arranged with generous lawned areas, mature borders and a variety of paved patio seating areas, one complemented by a charming summer house. Further features include a pond, potting shed, herb garden, large productive vegetable plot with fruit trees, and a timber stable and tack room. Additional outbuildings include a useful storage shed together with a lookout/craft shed, all combining to create a wonderful outdoor space with both practicality and character. A true gardener's haven!

Additional Information

The property benefits from a newly installed air source central heating system, has uPVC double glazed windows throughout, newly fitted composite front and rear doors, updated fascia boards, and solar panels which help reduce energy costs. The solar panels operate without battery storage, meaning generated energy is used directly rather than stored or exported for financial return.



MONOPOLY

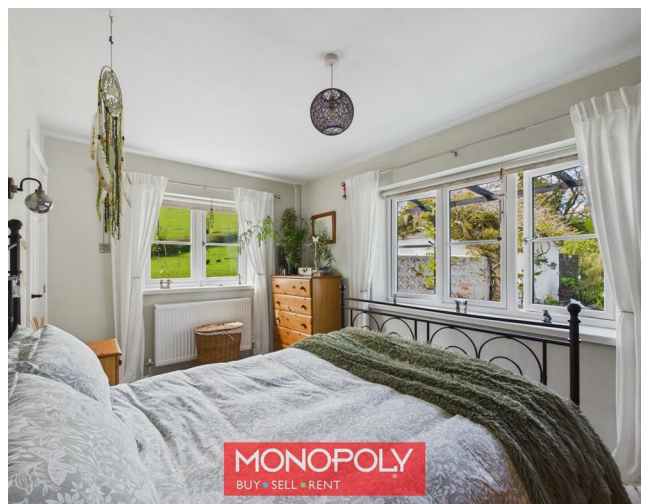
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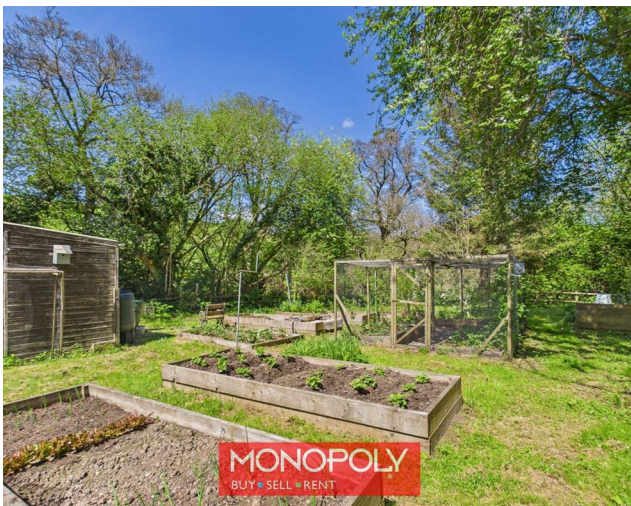
denbighshire@monopolybuysellrent.co.uk

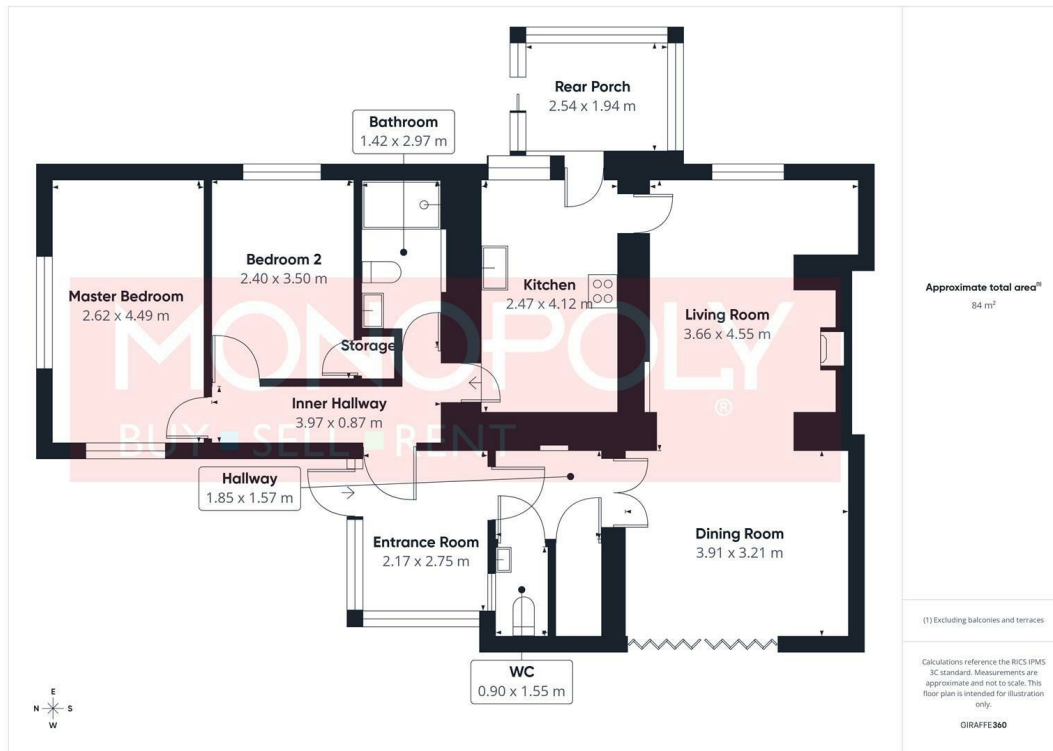
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales 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			
(39-54) E			
(21-38) F			
(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.

