

**Bronant Llangynhafal, Denbigh,
Denbighshire, LL16 4LN**

Open to offers £399,950

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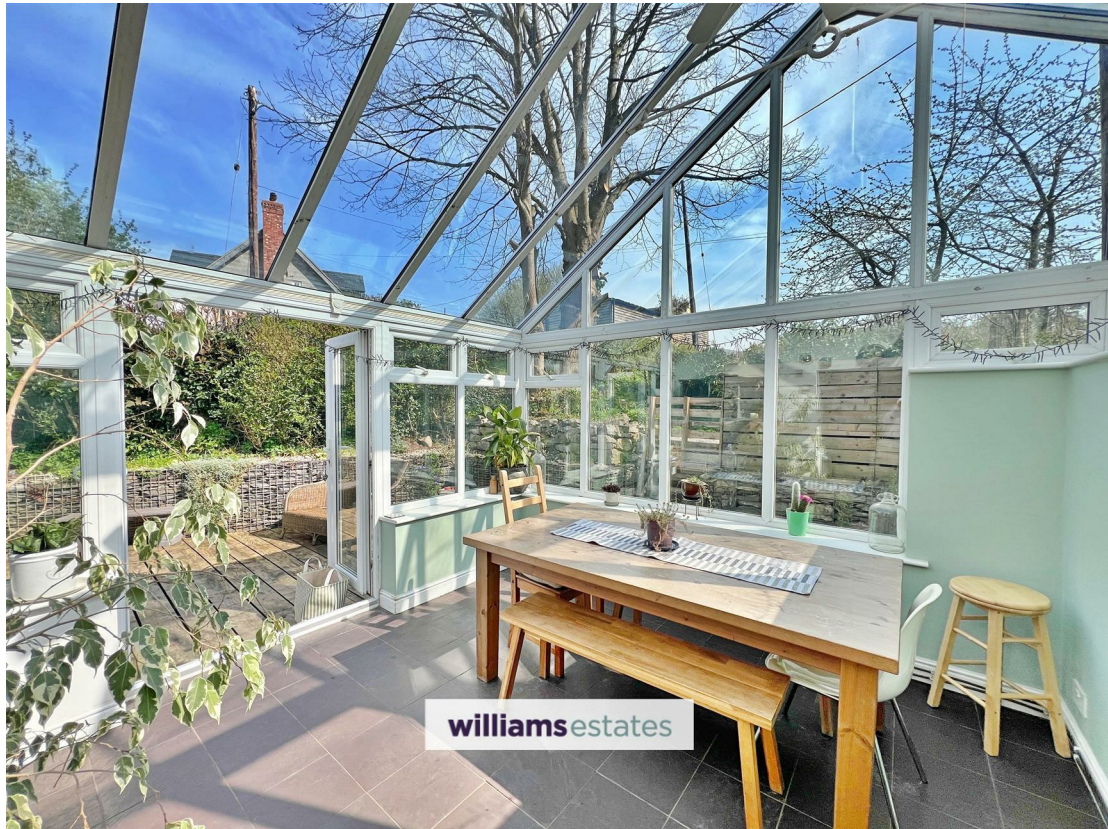
EPC - F30

Council Tax Band - E Tenure - Freehold

SUMMARY

Bronant is a truly unique and charming three-bedroom property that has been thoughtfully modernized by the current owners, carefully preserving its distinctive character while blending in modern comforts. Dating back to the early 1800s, this home is set across several levels, offering an inviting mix of historic charm and contemporary living. Located in the picturesque village of Llangynhafal, just four miles from Ruthin and six miles from Denbigh, the property lies beneath the stunning Moel Famau and the Clwydian Range AONB. The area offers excellent local schools, a community church, and two welcoming village pub-restaurants.

This deceptively spacious link-detached home includes an entrance porch, kitchen, lounge, conservatory, three bedrooms, a crog loft, bathroom, and utility room. Additional features include oil-fired central heating, double-glazed windows, and private gardens to the side and rear. The property also benefits from a large garage and ample parking. A truly special home in a beautiful rural setting.



Accommodation

Timber front door leads into :

Entrance Porch

8'7" x 8'11" (2.64 x 2.72)

A timber front door opens into a bright and welcoming entrance porch, featuring an exposed stone wall, a lean-to glazed roof, and decorative tiled flooring. A radiator, door providing access to the bathroom and stairs lead up to the first floor.

Bathroom

14'3" x 5'8" (4.36 x 1.75)

A generously sized bathroom fitted with a classic white four-piece suite, including a corner bath, pedestal wash basin, low-level WC, and a shower cubicle with an electric shower. The space features tongue and groove wall panelling, tile-effect vinyl flooring, a radiator, and a double-glazed window overlooking the rear of the property.

Bedroom Three

10'9" x 13'5" (3.28 x 4.10)

A spacious L-shaped, triple-aspect bedroom featuring exposed floorboards, a radiator, and double-glazed windows offering views to the front, side, and rear of the property.

Kitchen

9'7" x 14'0" (2.94 x 4.29)

A charming country-style kitchen fitted with a range of units topped with solid wood worktops. It features an Esse oil-fired range cooker, electric induction hob, electric oven, and a classic Belfast sink. There's space for a tall fridge freezer, complemented by tiled splashbacks, tiled flooring, a radiator, and inset spotlights. A deep-silled double-glazed window provides a lovely view over the rear garden. Wooden loft stairs lead up to the crog loft, while a door opens into the lounge and a step-up opening leads into the conservatory.

Conservatory

11'0" x 10'11" (3.37 x 3.34)

This beautiful half brick-built conservatory offers ample space for family dining and relaxation, featuring uPVC double-glazed windows and roof, a ceiling fan with integrated lighting, and stylish slate floor tiles. French doors open out to the rear garden, seamlessly blending indoor and outdoor living.





Croft Loft

12'9" x 13'5" (3.90 x 4.11)

"Characterful wooden loft stairs lead up to this quaint croft loft, currently used as a cosy snug or spare bedroom. It features two Velux windows, a round porthole window, built-in shelving in the eaves, and the Aga flue pipe extending into the roofline, a delightful hideaway!

Lounge

16'10" x 13'10" (5.14 x 4.23)

A stunning dual-aspect lounge boasting a high ceiling with exposed purlins and Velux windows that flood the space with natural light. A central fireplace with a slate hearth houses a cosy log burner and wood effect laminate flooring. Double-glazed windows offer views to both the front and rear of the property, while charming barn doors provide access to the utility room and bedrooms.



Master Bedroom

12'6" x 14'4" (3.83 x 4.37)

Wooden steps lead up to this generously sized double bedroom, featuring an attractive apex roof, warm wooden flooring, a radiator, and two double-glazed windows offering views to both the front and rear of the property.

Bedroom Two

10'9" x 13'5" (3.28 x 4.10)

Steps lead down to this spacious double bedroom, featuring wood-effect vinyl flooring, a radiator, exposed ceiling joists that add character, and a double-glazed window with a view to the front of the property.



Utility

13'7" x 5'7" (4.15 x 1.71)

Spacious utility room, currently used for storage, featuring a solid wood worktop, a classic Belfast sink unit, and tiled slate flooring. A timber door opens out to the rear garden, offering convenient access.

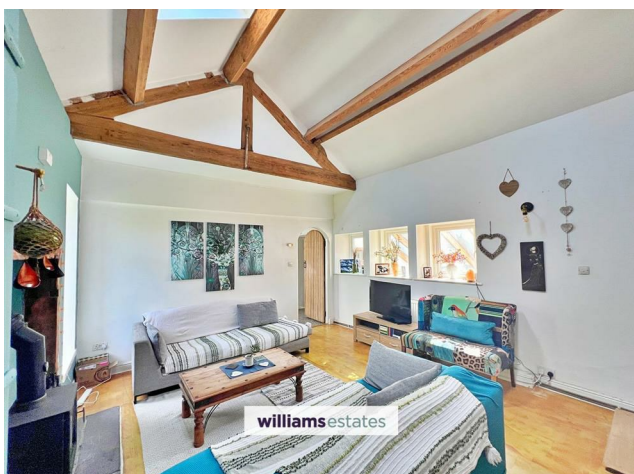
Garden

At the front of the property, a gravel driveway provides parking for two vehicles, complete with a log store and a timber gate that leads to the rear garden. The private, enclosed rear garden is predominantly laid to lawn, featuring a decked patio area and an elevated seating space with raised beds, all bordered by charming stone walls and lush evergreen hedging.

Garage

22'11" x 9'6" (7.00 x 2.90)

Spacious garage with timber barn-style doors, equipped with power and lighting.

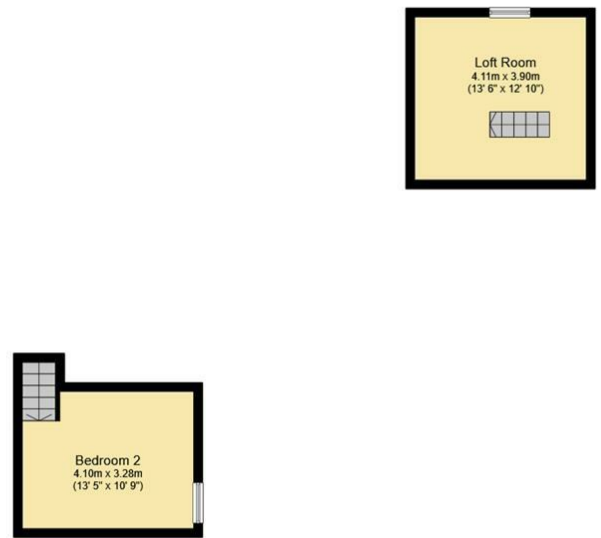


Additional Comments

The roof was replaced in 2023, and the property is equipped with 28 solar panels to enhance energy efficiency.

Architectural drawings for a potential extension are available, subject to planning permission, please ask agent for these.





Total floor area: 158.3 sq.m. (1,704 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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