



1 Stag Cottages, Trefnant, Denbigh, Denbighshire, LL16 5UA

£115,000

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EPC - E52

Council Tax Band - A Tenure - Freehold

SUMMARY

Located in the heart of Trefnant, this stone-built cottage, dating back to 1850, offers beautifully presented accommodation brimming with character and charm. Immaculately maintained and tastefully decorated throughout, the property provides a cosy yet stylish retreat ideal for modern living.

The home features a welcoming reception room, a spacious double bedroom, a contemporary bathroom, and a modern, well-appointed kitchen — all thoughtfully designed to blend classic charm with modern comfort.

To the rear, you'll find a delightful cottage-style garden with mature borders and a sunny, south-facing patio — the perfect spot for relaxing or entertaining in peaceful surroundings.

Situated in a prime village centre location, the property enjoys immediate access to local amenities, shops, and attractions. While there is no off-street parking, ample free on-street parking is conveniently available nearby. Excellent public transport links are just steps away, with regular services every 20 minutes, making this a wonderfully connected and desirable home.



Location

Nestled in the heart of the beautiful Vale of Clwyd, Trefnant is a charming village offering excellent connectivity. This sought-after location lies just a short drive from the A55 Expressway, providing fast and convenient access to the North Wales coast, Chester, and beyond—ideal for commuters.

The village itself boasts a friendly community atmosphere with essential amenities including a local shop, post office, pub, and a welcoming village hall hosting regular events. For families, Trefnant is home to a well-regarded primary school, while secondary schools and further educational facilities are easily accessible in nearby Denbigh and St Asaph.

Surrounded by picturesque countryside and only a short distance from both market towns and coastal attractions, Trefnant offers an exceptional lifestyle balance—peaceful village living with everything you need close at hand.

Accommodation

Front door leading straight into:

Living Room

12'0" x 11'9" (3.677 x 3.586)

Beautifully decorated and featuring a centrally positioned fireplace, this inviting space is enhanced by two front-facing double-glazed windows and a staircase leading to the first floor.

Kitchen

10'7" x 7'11" (3.238 x 2.431)

A modern fitted kitchen featuring a range of stylish base and wall units, an inset stainless steel sink with mixer tap, integrated electric oven and hob with extractor hood, and a built-in fridge freezer. A uPVC window and door to the rear elevation provide natural light and convenient access to the garden.

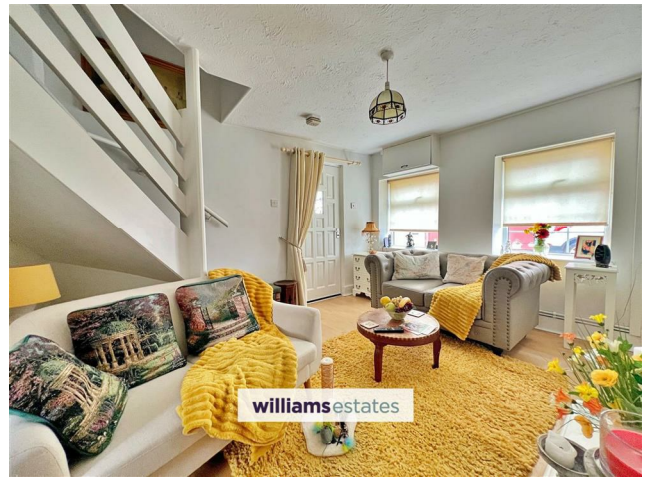
First Floor Landing

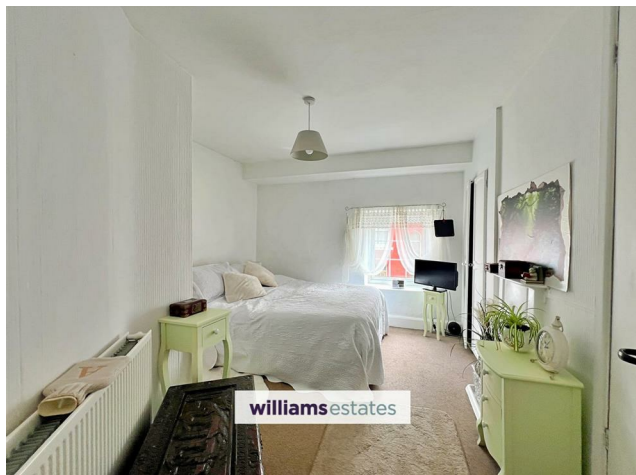
With storage Cupboard, Giving access to:

Bedroom

12'0" x 10'3" (3.677 x 3.137)

A front-facing uPVC window allows for plenty of natural light, complemented by a range of built-in storage cupboards and a charming feature fireplace that adds character to the space.





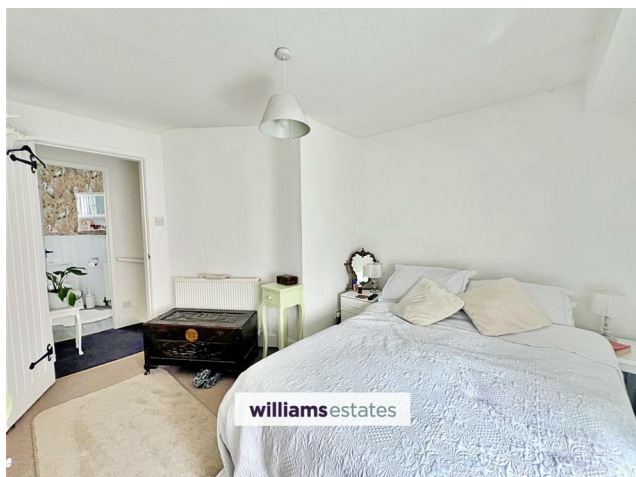
Bathroom

6'8" x 5'8" (2.050 x 1.749)

The bathroom is fitted with a panelled bath and an electric shower overhead, a wash hand basin set within a vanity unit for additional storage, and a low flush WC. A built-in cupboard houses the Worcester central heating boiler, with a separate utility and storage cupboard.

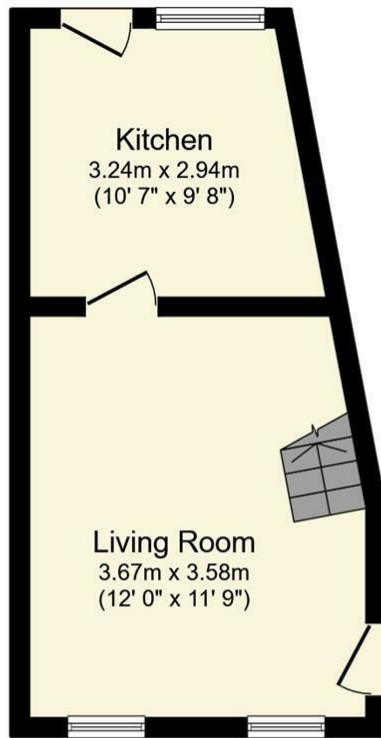
Garden

To the rear of the property lies a charming, private cottage-style garden, beautifully landscaped with mature shrubs and vibrant flowering plants. A sunny, south-facing paved patio offers an ideal space for outdoor relaxation or entertaining, complemented by a practical garden store for added convenience.

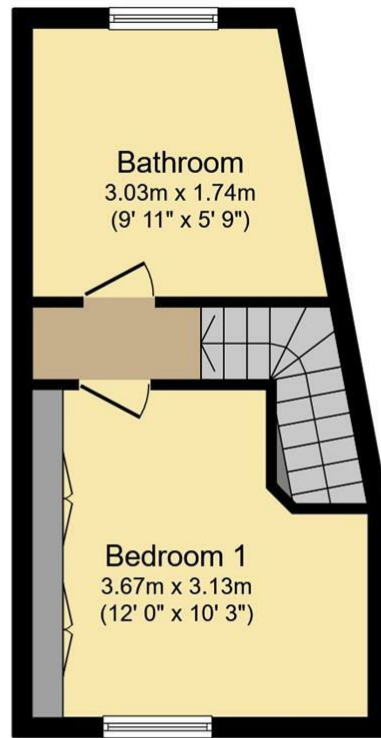








Ground Floor
Floor area 25.0 sq.m. (269 sq.ft.)



First Floor
Floor area 25.0 sq.m. (269 sq.ft.)

Total floor area: 50.0 sq.m. (538 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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