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Trefnant, Denbigh, LL16 4UT

Offers over £175,000



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The Tour

Entering through the small porch into the living room, you're greeted by a beautiful stone wall, a well-preserved original feature of this historic cottage. The newly laid floor tiles bring a fresh feel to the space whilst the bay window floods the room with natural light. A recently installed log burner guarantees cosy nights by the fire, transforming the space into a warm and inviting retreat. The deep recesses in the walls provide the perfect spot for storing logs, keeping the area both practical and attractive.

Continuing through the house, you'll find a large open plan dining room and kitchen, perfect for gathering friends and family around the large table. Slightly separated by a convenient breakfast bar, the kitchen itself has plenty of storage, worktop space and room for appliances with the back door leading directly into the rear garden. The previously unused area under the stairs has been converted into additional storage space, hidden by a smart, wooden covering with easy access via the floor to ceiling door.

Heading upstairs, you have three bedrooms and one bathroom. The primary bedroom is extremely spacious, benefitting from fantastic natural light

through the bay window and plenty of room to accommodate a large bed, two double wardrobes, dressing area, and additional storage with loft access.

The secondary bedroom to the rear of the house boasts fantastic views of the green countryside across the Clwydian Mountain Range. With space for a double bed and full sized desk, this makes a great second bedroom or office room. The smaller central room fits a single bed, and is currently being utilised for storage. The family bathroom includes a ceramic bathtub with overhead shower, basin and w/c, with built-in wall storage and mirror.

The Exterior

To the front, you have a large plot with off-road parking for up to two cars, alongside a currently unused area with the potential to create a vegetable patch and hidden bin store.

Stepping into the fully enclosed garden, you have small lawned areas either side of the stone path, leading you to the square patio with space for garden furniture; the perfect setting to enjoy the morning sunshine.

To the rear, you have a low maintenance patio area

enclosed by fencing and a stone wall with a beautiful willow tree peeping over.

The Location

With the rolling green hills of the Clwydian Mountain Range behind you, you're never too far from exceptional country walks and stunning views. Within the village itself, you'll find a small shop with a postal service, local pub, and village hall with a café that's set within the grounds of a well-maintained field. Here, they frequently host small events, exercise classes, and children's activities such as archery and football.

Conveniently located between the charming towns of Denbigh and St Asaph, you're close to supermarkets, local butchers and bakeries, restaurants and pubs, and just a 5minute drive to the A55.

Porch

Lounge

14'6" x 13'1" (4.44m x 4.01m)

Kitchen, Diner

20'11" x 14'6" (6.40m x 4.44m)

Landing

Bedroom One

18'10" x 14'6" (5.75m x 4.44m)

Bedroom Two

11'4" x 8'3" (3.46m x 2.52m)

Bedroom Three

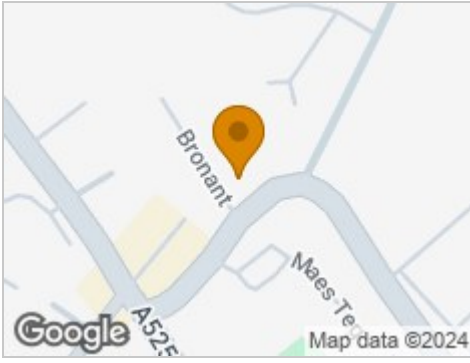
8'3" x 6'11" (2.52m x 2.12m)

Bathroom

8'2" x 5'11" (2.49m x 1.81m)



Road Map



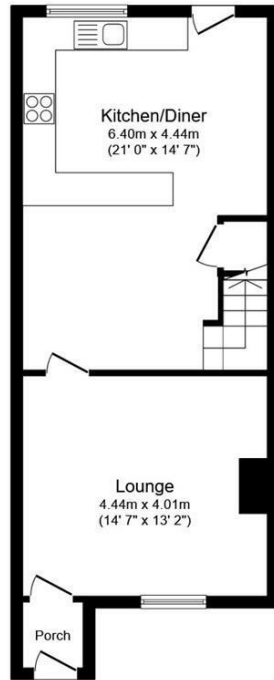
Hybrid Map



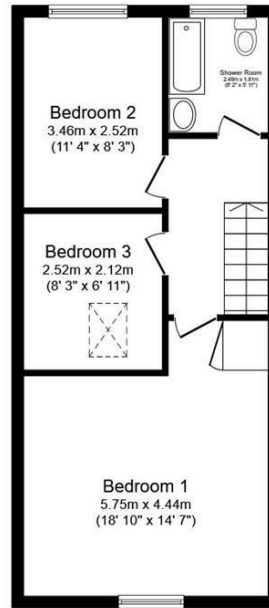
Terrain Map



Floor Plan



Ground Floor
Floor area 48.1 m² (517 sq.ft.)



First Floor
Floor area 46.6 m² (502 sq.ft.)

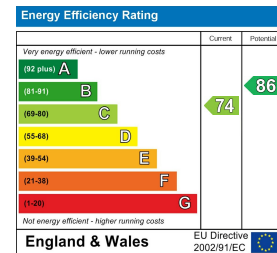
TOTAL: 94.7 m² (1,019 sq.ft.)

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

Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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