



Hen Gapel

Trefnant, Denbigh, LL16 4UT

£235,000



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The Tour

Entering the small hallway, you'll find space for storing coats and shoes, keeping them neatly tucked away. Upon stepping into the cosy living room, you're welcomed by an abundance of natural light that highlights the room's centerpiece – a multi-fuel burner adorned with an oak mantle. With ample room for two double sofas around the coffee table, this inviting area is perfect for unwinding by the fire.

Soft carpeting leads you through the large open archway, where you come to the beautiful dining room centered around the six-seater table. With the added benefit of understairs storage, this charming family room flows seamlessly into the newly built conservatory. The conservatory is a true suntrap, with sunlight streaming in from all directions and direct access into the rear garden. This delightful addition serves as your very own personal oasis, enhancing the charm of this cottage.

The charming kitchen also opens up to the rear garden. Boasting beautiful wooden countertops and tiled flooring, it includes features such as a gas range cooker, an integrated dishwasher, and plenty of overhead storage.

As you make your way upstairs, you'll find two bright and airy double bedrooms. Each room is generously sized, allowing for wardrobes and dressing areas beside the double beds. The slightly smaller of the two offers stunning views of the lush countryside stretching across the Clwydian Mountain Range.

The family bathroom is situated downstairs and features a bathtub with an overhead shower, a basin, and w/c, along with built-in wall storage and a mirror.

The Exterior

At the front, there is off-road parking available for up to two cars, alongside the newly established lawn garden, bordered by the original stone wall and beautiful rose bushes.

The rear garden boasts a spacious lawn area, complete with two small sheds perfect for storing garden tools. Following the stone path along the side of the house, you'll arrive at the decked area featuring garden furniture, a large log store, and ample space for colourful plant pots. From here, you can easily access the tranquil conservatory.

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.

Hallway

Living Room

15'3" x 12'1" (4.66m x 3.69m)

Dining Room

15'3" x 11'10" (4.66m x 3.61m)

Kitchen

12'7" x 8'11" (3.84m x 2.73m)

Conservatory

11'1" x 7'2" (3.40m x 2.20m)

Bathroom

8'11" x 4'7" (2.73m x 1.40m)

Landing

Bedroom One

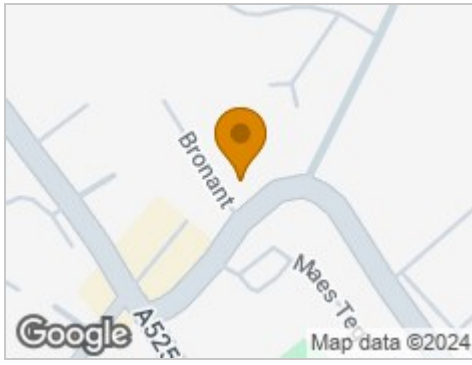
15'3" x 12'0" (4.66m x 3.68m)

Bedroom Two

12'1" x 11'8" (3.69m x 3.56m)



Road Map



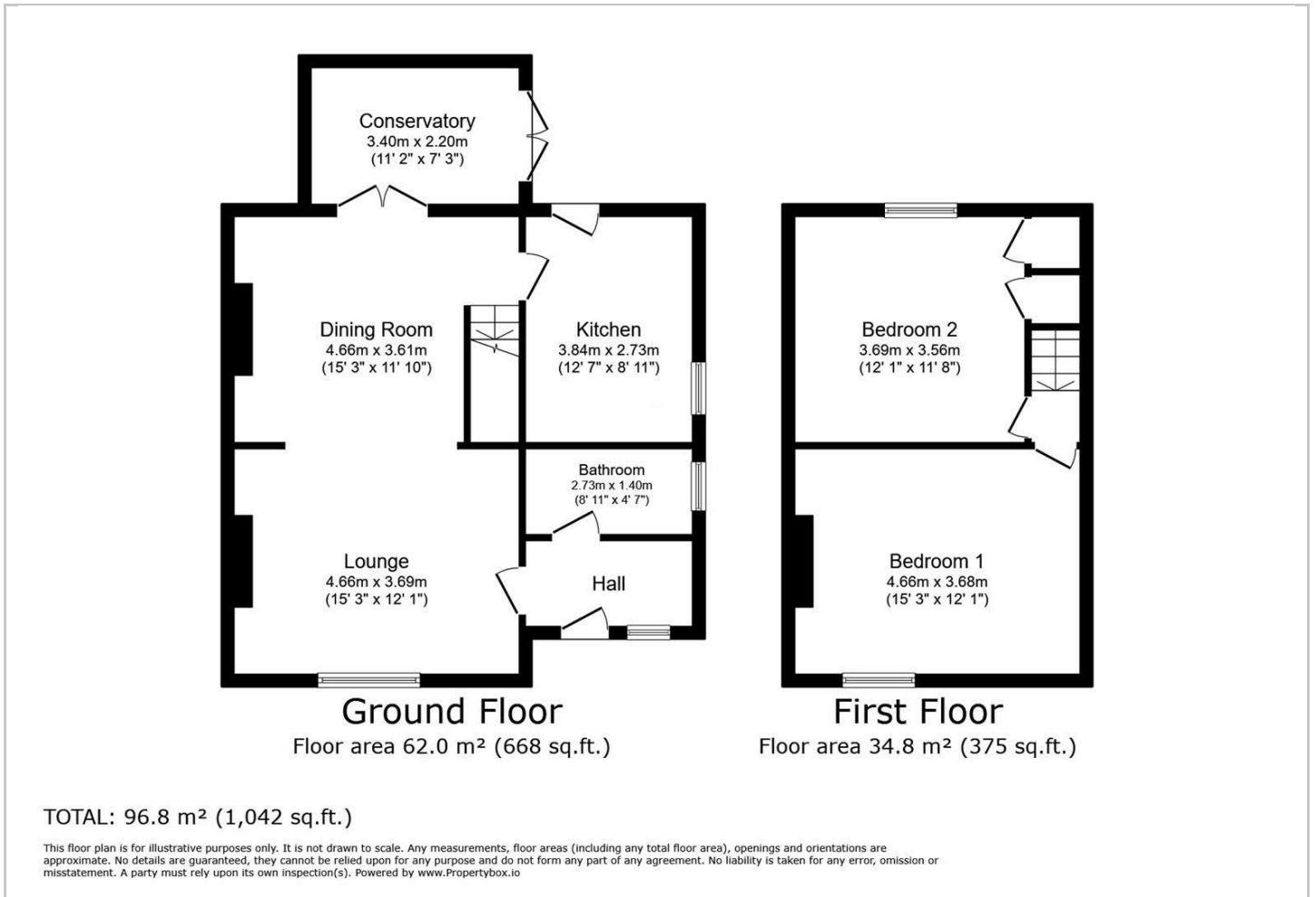
Hybrid Map



Terrain Map



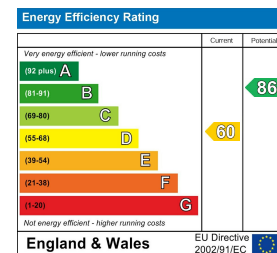
Floor Plan



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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