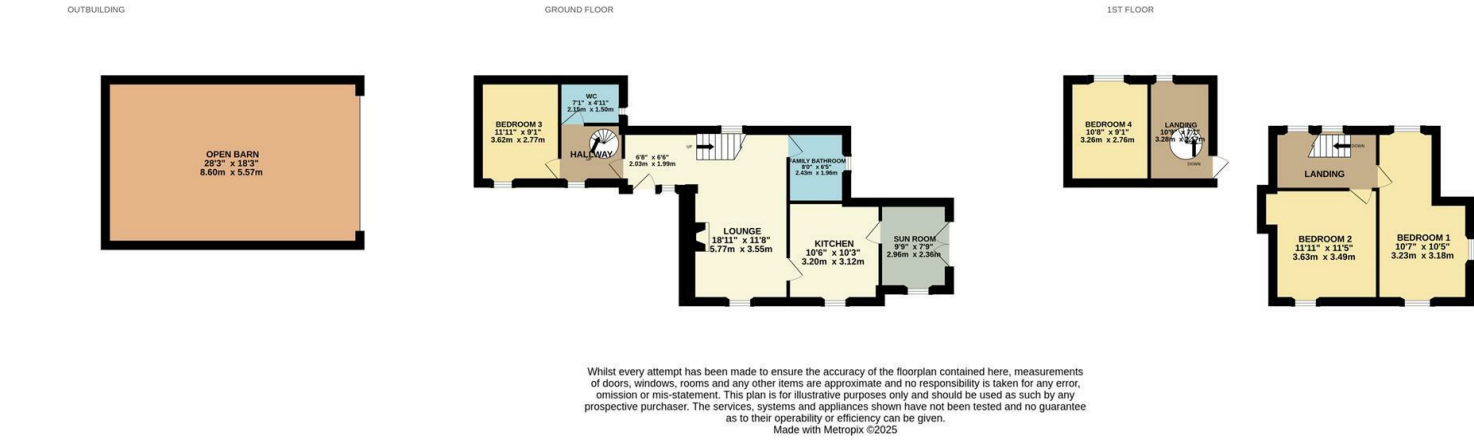




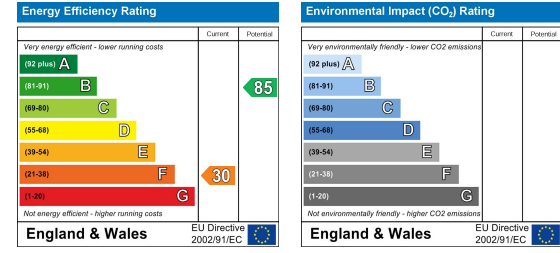
P J B
Prys Jones & Booth



Bron Haul Y Gyrt , Denbigh, LL16 5HB

£325,000

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Bron Haul Y Gyrt , Denbigh, LL16 5HB

£325,000



Tenure
Freehold

Council Tax Band
Band - E - Average from 01-04-2025 £2,836.57

Property Description
A timber-framed door with glazed inserts welcomes you into a bright and airy entrance area, which seamlessly flows into the open-plan lounge. This inviting space is enhanced by parquet flooring, an open staircase leading to a striking mezzanine landing, and a vaulted ceiling that adds to the sense of grandeur.

The lounge itself is spacious and bathed in natural light, featuring a large multi-fuel burning stove set against a substantial mantle—creating a captivating focal point. There is ample room for lounge furniture, making this the perfect spot to unwind by the fire on cosy evenings.

The kitchen is a charming mix of rustic character and modern practicality, fitted with timber wall and base-mounted units, a stylish tiled splashback, and a strip-panelled timber ceiling. Integrated appliances include an eye-level double electric oven with grill and an electric hob. There is also space for an under-counter fridge, plumbing for a washing machine, and additional room for a tall-standing fridge freezer.

Just off the kitchen, a delightful sunroom provides a tranquil retreat, enclosed with timber-framed double glazing and featuring PVC double doors that open onto the side patio garden—ideal for enjoying the peaceful surroundings.

The ground-floor bedroom is a generously sized double room with a window that frames picturesque views of the open fields and hillside beyond. Conveniently located just outside this bedroom is a fully tiled, spacious WC, which could offer potential for conversion into a full shower room if desired.

A separate spiral staircase leads to a private section of the first floor, where you'll find access to the loft and a versatile room currently used as a music and games room—perfect as a hobby space, study, or additional bedroom.

Ascending the open staircase from the lounge, you'll discover two further double bedrooms, each providing ample space for freestanding furniture. The larger of the two benefits from a useful built-in storage cupboard.

The primary bathroom is located on the ground floor, accessible from the lounge. It is designed with fully tiled walls, a strip-panelled ceiling, and a spacious bath with an overhead shower fed from a mixer tap. A hand wash basin and WC complete the suite.

The outdoor space is a nature lover's dream, with the grounds predominantly set to the front and side of the property. A combination of paved areas, lawn sections, and an array of wildflowers create a beautifully natural setting. Adjacent to the rear of the property, a well-sized storage house provides additional practicality, while a large open barn offers ample space for firewood storage and outdoor equipment.

The property operates via oil-fired central heating, with mains electricity and a septic tank system.

This enchanting countryside retreat presents a rare opportunity to embrace rural living while enjoying modern comforts—a true haven for those seeking peace and tranquillity.

Services
It is believed the property is connected to mains electric, and operated off a septic tank for sewage services although we recommend you confirm this with your solicitor.

FTCB is available to the property. Source - www.openreach.com/fibre-checker - as of 27-3-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
18'11" x 11'7" (5.77 x 3.55)

Kitchen
10'5" x 10'2" (3.20 x 3.12)

Sun Room
9'8" x 7'8" (2.96 x 2.36)

Ground Floor Bedroom
11'10" x 9'1" (3.62 x 2.77)

Bathroom
7'11" x 6'5" (2.43 x 1.96)

WC
7'0" x 4'11" (2.15 x 1.50)

Bedroom 1
10'7" x 10'5" (3.23 x 3.18)

Bedroom 2
11'10" x 11'5" (3.63 x 3.49)

Bedroom 4
10'8" x 9'0" (3.26 x 2.76)



Open Barn
28'2" x 18'3" (8.60 x 5.57)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

