



Cygnnet, Llangynhafal, Denbigh LL16 4LN £680,000

Monopoly Buy Sell Rent is pleased to offer for sale Cygnnet a substantial and versatile detached dormer bungalow which stands in a mature garden setting against the backdrop of the Clwydian range to Snowdonia.

Set in the sought-after village of Llangynhafal, offered to the market with no onward chain. Formerly operated as a successful B&B, the property offers spacious accommodation with all bedrooms being doubles and each benefitting from its own en-suite, making it ideally suited to multi-generational living or those seeking an income opportunity.

Externally, the property enjoys extensive driveway parking, substantial outbuildings and well-maintained gardens with adjoining field, pond and summer house — perfectly combining rural charm with practical flexibility. A unique home offering lifestyle and business potential in an attractive countryside setting.

- Detached Dormer Bungalow
- Offered with No Onward Chain
- 5 Double Bedrooms all with En-Suite
- Driveway with Parking for Multiple Vehicles
- Garden with Adjoining Field, Pond & Summer House
- Sought-After Village of Llangynhafal
- Formerly Operated as a Successful B&B
- Three Generous Reception Rooms
- Substantial Outbuildings, Greenhouse & Gazebo
- Council Tax Band G; Freehold Property



Entrance Hall

5.13 x 2.79 (16'9" x 9'1")

A glazed diamond-patterned leaded front door with matching side panels opens into a wide and welcoming hallway. The space is carpeted and features ceiling beams, a decorative stained glass internal window allows borrowed light to flow into the parlour. Stairs rise to the first floor, while doors lead to the kitchen, inner hall, parlour, lounge, dining room and downstairs shower room. A particularly useful and spacious cloaks cupboard with lighting provides excellent additional storage.

Kitchen (East)

4.47 x 5.17 (14'7" x 16'11")

A warm and inviting kitchen at the heart of the home, enhanced by ceiling beams and two double-glazed windows overlooking the front of the property. A range of wooden fronted units is complemented by stunning marble worktops and decorative tiled splash backs. A stainless-steel sink with mixer tap sits beneath the window, and a large green Aga creates a charming focal point. There is space and plumbing for a dishwasher, a useful pantry cupboard for further storage, and ample room for a large family dining table. Wood-effect flooring and a radiator complete this practical yet characterful space. A door leads to the hall and the utility area.

Sitting Room (West)

3.98 x 4.57 (13'0" x 14'11")

A charming room with a central feature fireplace with brick surround, slate hearth and wooden mantle housing an electric fire. The room is carpeted and benefits from a radiator and sliding patio doors leading to the sunroom. A decorative internal window connects visually to the hallway.

Dining Room (North & East)

3.94 x 4.51 (12'11" x 14'9")

A versatile reception room enjoying dual aspect views to the front and side. Carpeted and fitted with a radiator, this space is ideal for formal dining or alternative family use. A door leads to the downstairs shower room.

Drawing Room (West & North)

8.15 x 4.52 (26'8" x 14'9")

A generously proportioned drawing room with dual aspect windows framing spectacular views of the hills and Denbigh beyond. A central open fireplace with decorative wooden mantle and marble hearth provides an impressive focal point. The room is carpeted, features three radiators and a coved ceiling, offering both comfort and character.

Sunroom (West)

2.70 x 7.25 (8'10" x 23'9")

A large and beautifully light-filled sunroom with surrounding windows designed to maximise the stunning far-reaching views. A lantern ceiling further enhances the sense of space and light. The room is carpeted and fitted with downlights and a radiator. Sliding patio doors connect to both the parlour and downstairs bedroom, with an additional door leading through to the lounge.



Utility Room (East)

1.83 x 2.74 (6'0" x 8'11")

Fitted with a range of hand-painted wooden units featuring decorative motifs. It provides space for a tall fridge freezer, plumbing for a washing machine and a stainless steel sink. The room also houses the consumer unit and solar inverters. Finished with a tiled floor, the utility area offers access to the hall and an external door to the front of the property.

Inner Hall

1.12 x 5.15 (3'8" x 16'10")

The carpeted inner hall includes a radiator and doors leading to the two bedrooms with ensuites and the airing cupboard which is a practical storage space with shelving and lighting, housing the air source heat pump.

Main Bedroom (West)

3.98 x 4.58 (13'0" x 15'0")

A spacious downstairs double bedroom, carpeted for comfort, with a triple fitted wardrobe along one wall and direct access to its own ensuite. Sliding patio doors open into the sunroom, while a further window overlooks the rear garden, allowing for plenty of natural light.

Main Bedroom Ensuite

3.07 x 1.99 (10'0" x 6'6")

The ensuite features a sunken bath with decorative tiling, pedestal sink and WC. A step leads up to a shower area with electric shower, tray and tiled surround with shower curtain. Additional features include a radiator, shaving points and privacy glazing to the rear.

Bedroom 2 (South)

4.06 x 3.95 (13'3" x 12'11")

Currently utilised as an office, this versatile double room is carpeted and benefits from a large double-glazed window to the side elevation and a radiator. A door provides access to the adjacent ensuite.

Ensuite 2 (South)

3.02 x 1.85 (9'10" x 6'0")

The second downstairs bathroom comprises a full bath with electric shower over, WC and pedestal sink. Decorative tiled splashbacks add character, and a privacy-glazed window overlooks the side elevation.

Shower Room

2.71 x 1.60 (8'10" x 5'2")

Comprising WC, pedestal sink and shower cubicle with electric shower and tiled splashback. The room is carpeted with partially tiled walls featuring decorative detailing and includes a radiator.

First Floor



Landing

The carpeted landing provides access to all first floor rooms. It includes a large storage cupboard with lighting, a radiator, and additional storage within the eaves.

Bedroom 3 (West)

5.51 x 5.35 (18'0" x 17'6")

A truly impressive and expansive principal dormer bedroom with beams on ceiling enhancing the sense of scale. A window frames fantastic open views, while two radiators ensure comfort. A door leads to the private ensuite.

Ensuite 3 (West)

1.91 x 3.23 (6'3" x 10'7")

Fitted with a corner shower enclosure with electric shower and sliding doors, vanity unit with sink and low flush WC. The room features tiled flooring and walls, a Velux window and a heated towel radiator.

Bedroom 4 (West)

3.87 x 3.09 (12'8" x 10'1")

A cosy double bedroom, carpeted and featuring a Velux window overlooking the rear garden and open countryside beyond. There is space for additional storage cupboards and direct access to its own ensuite.

Ensuite 4 (West)

2.08 x 2.18 (6'9" x 7'1")

Comprising WC, pedestal sink and bath with electric shower over. Fully tiled walls, Velux window, shaving point and radiator complete the space.

Bedroom 5 (South)

3.69 x 4.32 (12'1" x 14'2")

A comfortable double bedroom with window to the side elevation and large radiator. A walk-in wardrobe provides useful storage with additional space within the eaves. The room benefits from its own ensuite.

Ensuite 5 (South)

1.71 x 2.62 (5'7" x 8'7")

Fitted with bath, sink and low flush WC, complemented by tiled splashbacks, Velux window, radiator and shaving point.



Exterior

The property is approached via a substantial tarmac driveway providing ample off-road parking for six or more vehicles. Tall, mature hedging borders the front boundary and driveway, with grass lawns running alongside the road, creating attractive and well-screened frontage. A paved pathway extends around the house with tall walls and wooden gates separate the driveway from the yard, while a wrought iron gate provides access through to the garden.

The yard area is both practical and well-equipped, featuring two substantial outbuildings, a greenhouse and a wooden gazebo designed to accommodate a hot tub, making the space suitable for both leisure and functional use. The first outbuilding comprises concrete flooring with corrugated sheet walls and roof, together with a wide opening suitable for vehicle access, ideal for storage or workshop purposes. Outbuilding two also benefits from concrete flooring and is constructed with corrugated iron walls and roof supported by a wooden frame. It is fitted with strip lighting and provides both a pedestrian door and vehicle access door. Internally, there is a separate room housing a toilet and sink, adding further convenience and versatility. Also to the side is a generous field with a grass lawn running the full length, offering a versatile and private outdoor space. A charming summer house enjoys views across the grounds, and a pond provides a delightful natural focal point. Mature trees are positioned throughout, enhancing the sense of privacy and established greenery. A gate leads directly into the garden, with a further gate giving access into the yard area. To the rear, the garden is attractively arranged with varying levels of foliage, established flower beds and mature trees providing colour and interest. A slab-paved patio with decorative planting leads directly to the sunroom, creating an ideal space for outdoor dining and entertaining.

Additional Information

Easement & Rights of Way

An easement exists regarding the soakaway for the septic tank into a neighbour's paddock behind Cygnet's rear garden.

An easement also exists in favour of Golden Lion to the septic tank, which can be found to the right of the front drive leading to Cygnet.

The property also benefits from an air source heat pump central heating with a PV solar panel,, which supplements the cost of electricity at the property.













| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales EU Directive 2002/91/EC | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales EU Directive 2002/91/EC | | | |

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

