

**Bryntirion Henllan Road, Trefnant,  
Trefnant, Denbighshire, LL16 5UE**

**£550,000**

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**EPC - F37**

**Council Tax Band - G** **Tenure - Freehold**

## SUMMARY

Video Tour Available... A unique detached family home, being well presented throughout, located in the highly sought after village of Trefnant where community spirit is well and truly present. The property has immense charm and character and is arranged over two floors, occupying a private position. With gated entrance and ample off road parking, along with a detached garage and separate annex with great potential to be converted into a holiday home/ additional living. Comprising of kitchen/breakfast room, dining room and two reception rooms to the ground floor, along with downstairs cloaks. To the first floor, five bedrooms, shower room and bathroom. The rear garden is a particular feature being a fabulous size, offering a sunny private aspect, perfect for entertaining and Al-Fresco dining. Viewing is highly recommended to appreciate. EPC Rating F37.



## Description

Trefnant is a village and community in Denbighshire. It is located on the A525 road in the Vale of Clwyd, about halfway between St Asaph and Denbigh town. Offering a range of amenities including primary school, public house/restaurant, hairdresser, local post office, Tweedmill outlet village and stunning countryside walks. Also having close access to the A55 which provides links to Llandudno and Chester.

## Accommodation

Hardwood door with glass panel leads into:

### Entrance Porch

With tiled flooring and double glazed windows to the front and side elevation.

Door into:

### Kitchen/Breakfast Room

15'1" x 11'6" (4.60m x 3.51m)

Offering a range of wall, drawer and base units with work surfaces over, inset sink with drainer and mixer tap, integrated fridge freezer, breakfast bar, dishwasher, integrated oven, four ring electric hob and extractor fan, tiled flooring, partly tiled walls, radiator, power points, double glazed window to the side and front elevation.



### Living Room

15'1" x 12'2" (4.60m x 3.71m)

With a feature stone built fireplace and gas fire, radiator, power points and double glazed window to the side and rear elevation enjoying views of the garden.



### Dining Room

14'0" x 13'1" (4.27m x 3.99m)

A fabulous central dining room with a sunny seating area to enjoy the views of the garden with floor to ceiling windows and sliding doors leading out onto the rear patio, radiator, power points, feature fireplace with oak surround and sliding obscure glazed doors lead into:



### Reception Room

18'7" x 14'1" (5.66m x 4.29m)

Having a feature fireplace with marble and oak surround, radiator, power points and double glazed windows to the side and rear elevation.



### Hallway

A great second entrance hall with quarry tiled flooring, hardwood door giving access to the front, power points, radiator, window to the side and further accommodation off.



### Cloakroom

4'0" x 6'2" (1.22m x 1.88m)

With low flush W.C, wash basin and window to the front.

### Landing

A bright spacious landing with radiator, power points, double glazed window to the front, oak balustrade and accommodation off.

### Master Bedroom

14'8" x 14'0" (4.47m x 4.27m)

A fabulous size master bedrooms with radiator, power points, hardwood double glazed door with windows adjacent lead onto the rear balcony offering stunning views of the rear garden.

A great spot for relaxation!

### Dressing Room/ Bedroom Five

12'11" x 8'6" (3.94m x 2.59m)

A great dressing room/ potential conversion to an en-suite.

Currently used as bedroom five with radiator, power points, storage cupboard and window to the rear.

### Bedroom Two

18'6" x 12'2" (5.65m x 3.73m)

With built-in storage cupboard housing the hot water cylinder, radiator, power points, pedestal wash basin, a range of fitted wardrobes and double glazed windows to the side and rear elevation providing a sunny aspect.

### Bedroom Three

12'11" x 9'10" (3.94m x 3.00m)

Having radiator, power points and double glazed window to the side.

### Bedroom Four

11'7" x 7'5" (3.53m x 2.26m)

Having radiator, power points and double glazed window to the front elevation.

### Family Bathroom

8'0" x 7'5" (2.44m x 2.26m)

A spacious suite with low flush W.C, pedestal basin, panelled bath with attachable hose, partly tiled walls, radiator and double glazed windows to the front and side.

### Shower Room

8'10" x 4'2" (2.69m x 1.27m)

Offering a white suite with shower cubicle, vanity unit and basin, partly tiled walls, radiator and double glazed window to the front.



## Outside

The property is approached via wrought iron double gates, leading onto a good size driveway providing parking for several vehicles. Bounded by timber fencing and stone walls for privacy.

Access to the double garage and timber gates through to the rear garden from each side.

Access to the detached annex and laundry room.

The rear garden is of fabulous size being larger than average. Offering a well maintained lawn with a variety of paved patio areas, trees, hedging and stocked borders with a private sunny aspect, great for entertaining!



## Detached Garage

Brick built garage with hardwood double doors, ample storage space, power and lighting.

To the rear is an attached lean to for further storage space and can be accessed from the rear garden.

## Detached Annex

A detached annex/ cottage with great potential to be modernised throughout, with bedroom, lounge and W.C.

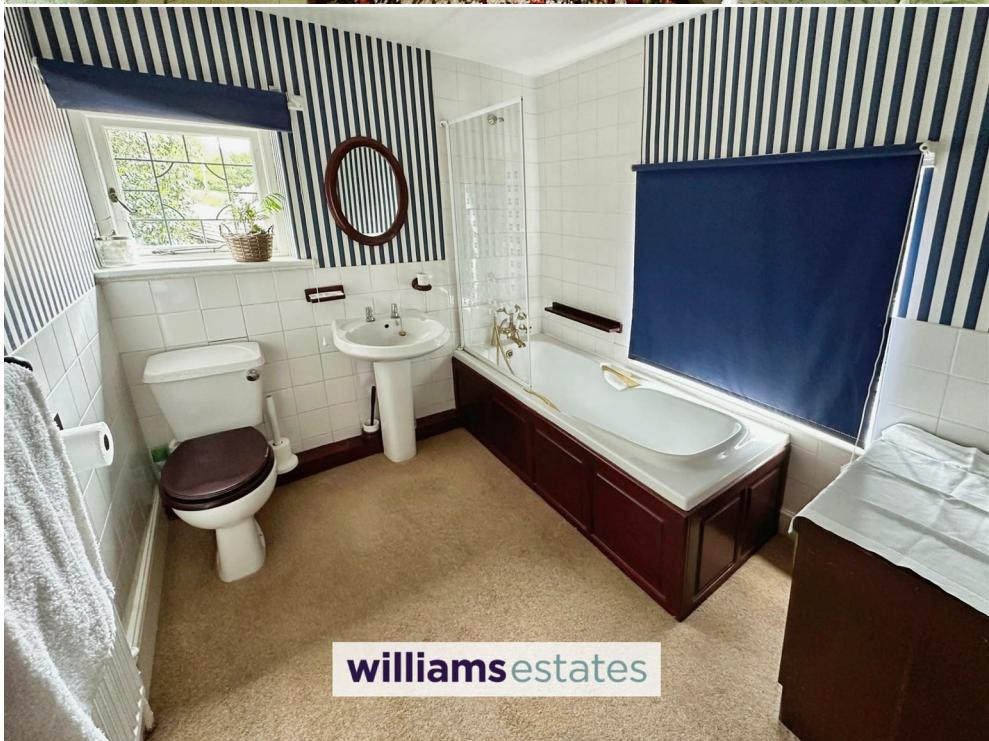
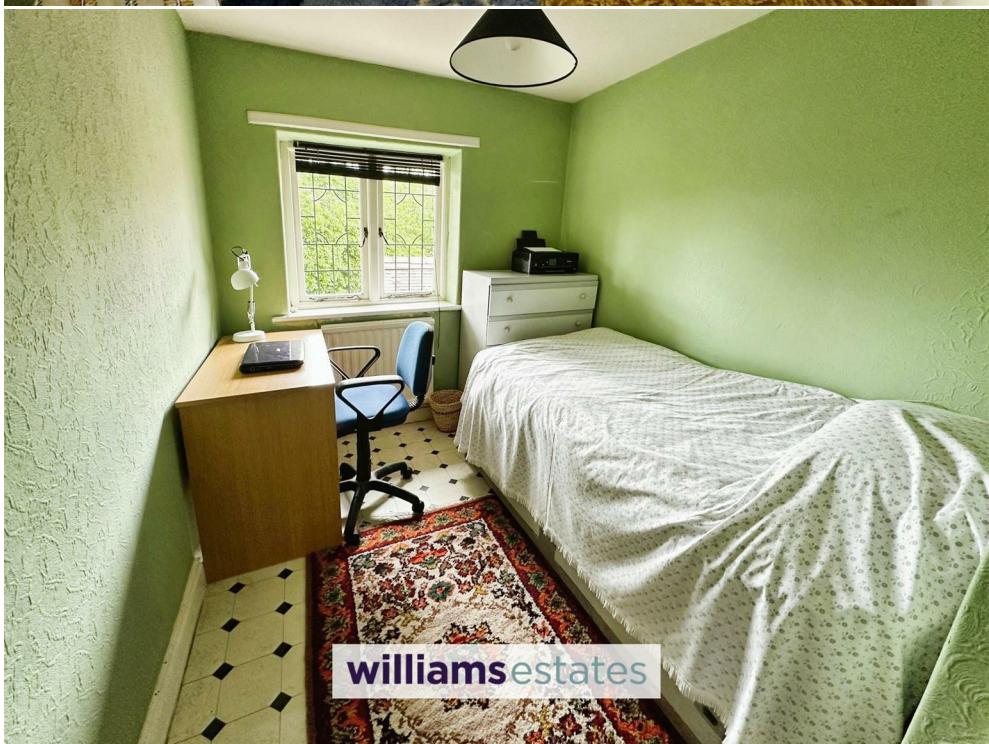


## Directions

From Crown Lane, Denbigh, head north towards Chapel Place and continue onto Beacon's Hill. Turn left onto Charnell's Way, then take the next right onto Barkers' Well Lane.

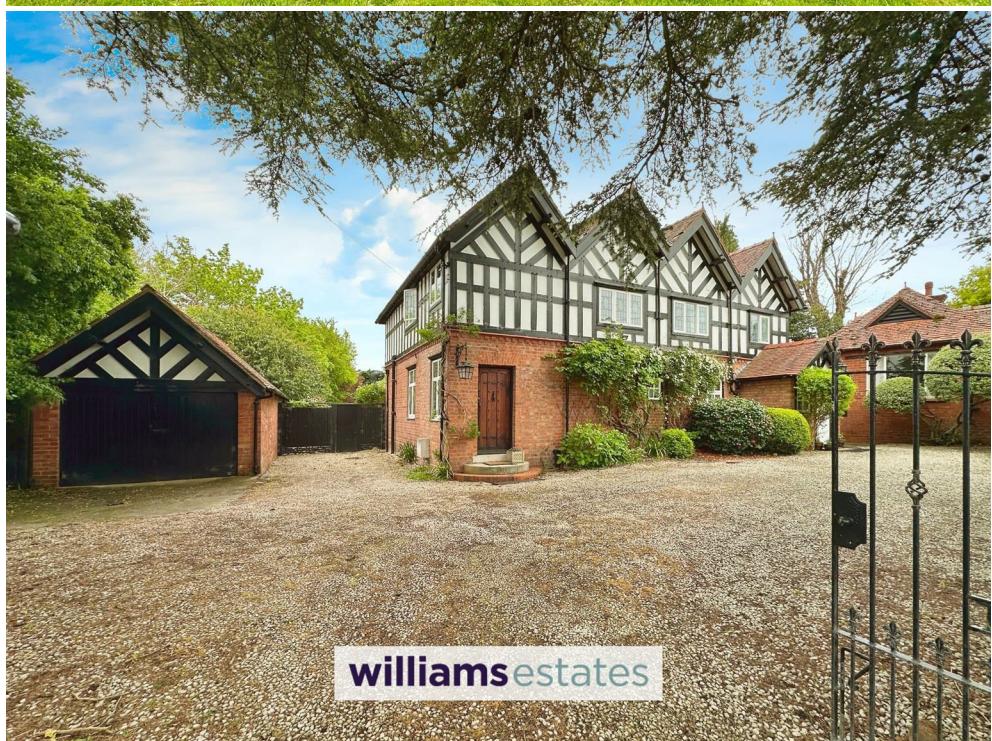
At the roundabout, continue straight ahead onto Ffordd y Graig and follow this road for approximately 2.6 miles. Turn right onto the B5428 (Henllan Road), where Bryntirion can be found on the right hand side.



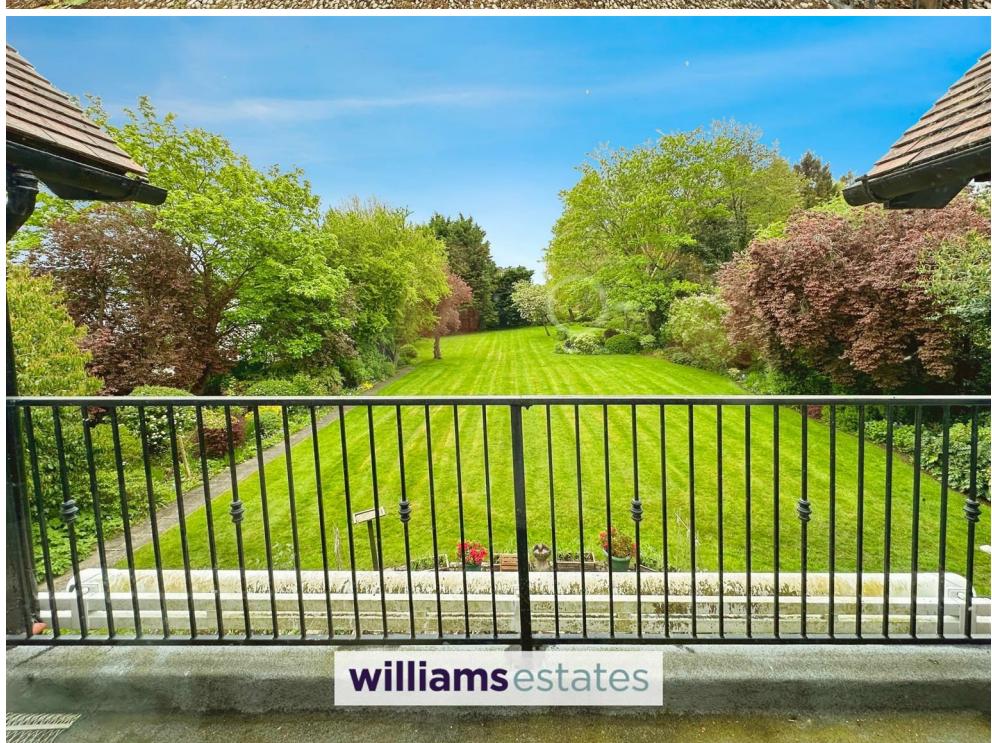




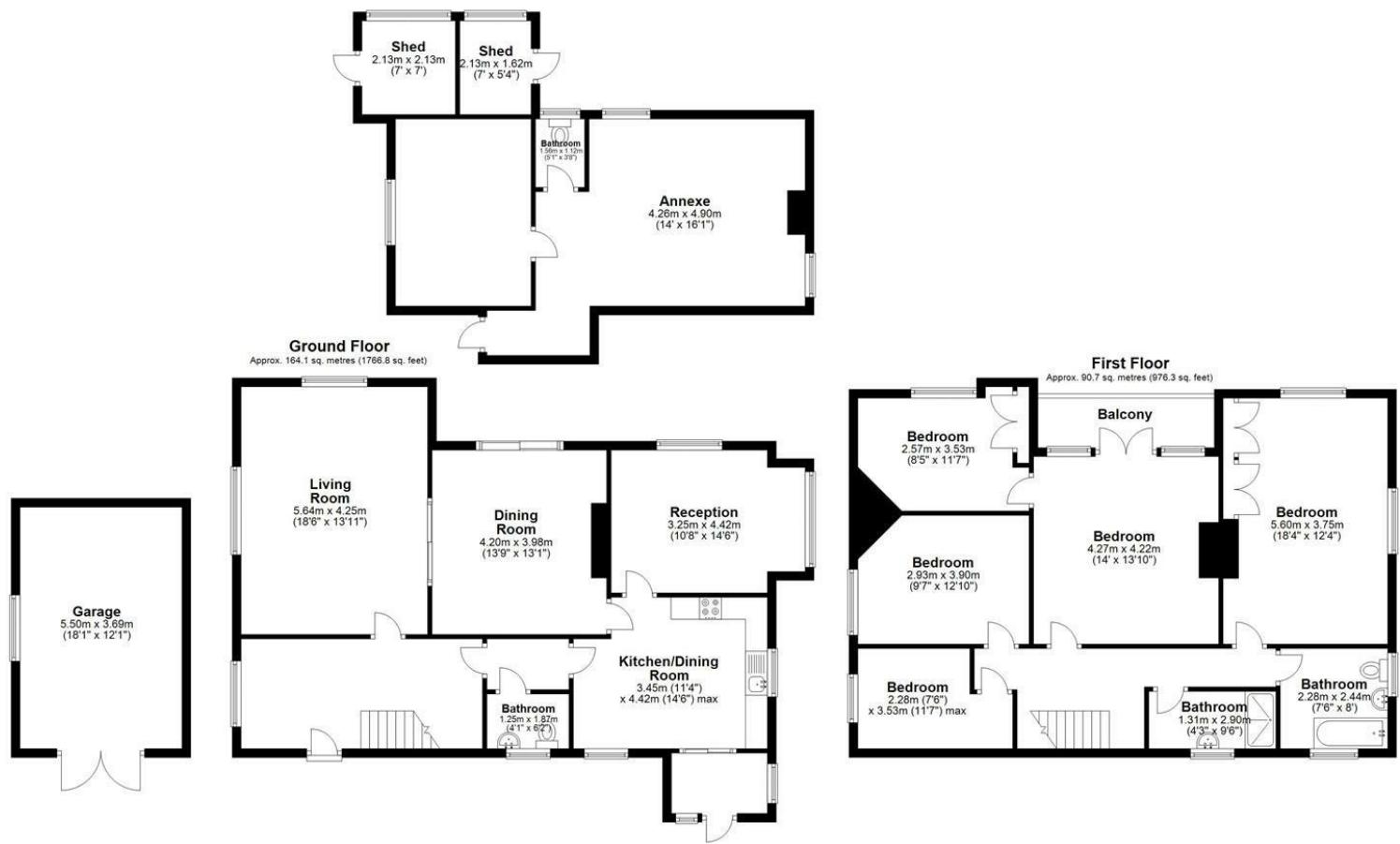
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Total area: approx. 254.8 sq. metres (2743.1 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.