



## Ffin Caer, Llandyrnog, Denbigh LL16 4HR £530,000

Monopoly Buy Sell Rent is delighted to present Ffin Caer, a highly individual detached cottage occupying a superb, elevated position on Moel Y Parc and enjoying truly outstanding panoramic views across the valley towards Denbigh and the surrounding countryside. The property offers flexible three-bedroom accommodation within the main house, including one ground floor bedroom, together with three reception rooms, one of which is centred around a stunning inglenook fireplace with log burner. Further enhancing its appeal are a converted garage annex, a static caravan currently used as a home office, and grounds extending to just under 1½ acres with a natural pond and vegetable patch. Combining charm, versatility and a truly exceptional setting, Ffin Caer represents a rare opportunity to acquire a distinctive countryside home of considerable appeal.

- Detached Country Cottage
- Stunning Valley Views
- Just Under 1½ Acres of Land
- Static Caravan Snug & Office
- Parking for Several Vehicles
- Three Generous Bedrooms
- Elevated Moel Y Parc Setting
- Converted Garage Annex
- Character Inglenook Fireplace
- Natural Pond and Vegetable Plot



## Lounge

At the heart of the home is this beautifully characterful reception room featuring a striking inglenook fireplace with stone surround, slate hearth, timber mantle and log-burning stove, An exposed alcove window enhances the cottage feel, with laminate wood flooring, stairs leading up to the first floor with internal doors connect seamlessly to the kitchen, dining room and lounge and an inner hallway leading to the bathroom and bedroom. An external door leads you out to the rear.

## Parlour

A second reception room, currently used as a parlour, offers further versatility with wood laminate flooring, a deep window overlooking the rear of the property enjoying views of Moel y Parc rising behind, with a radiator and a sealed-off door to the utility room.

## Dining Room

A lovely light-filled room with red tiled flooring and space for a large dining table, surrounded by windows designed to make the most of the breathtaking open countryside and rolling hill views. French uPVC doors open to the front, a superb setting for both everyday dining and entertaining.

## Kitchen

Fitted with a range of bespoke light green painted units with wood-effect worktops, tiled splash backs, a stainless-steel sink, gas hob, an electric cooker, extractor fan, space for a tall fridge freezer and a wall-mounted Worcester LPG system boiler. A window overlooks the side of the property and another into the dining room, with an opening that leads through to the useful pantry area.

## Pantry Area

This useful space continues the matching cupboards from the kitchen and provides shelving, general storage, and room for an undercounter freezer. An external door gives access to the side of the property.

## Utility Room

In addition, a newly added utility room provides further convenience, with dedicated space for a washing machine, tumble dryer, freezer and general storage.

## Inner Hall

To the ground floor, an inner hall with laminate wood flooring gives access to the bathroom and third bedroom, with a useful cupboard beneath the stairs providing additional storage.

## Ground Floor Bedroom 3

A comfortable double room fitted with carpet, radiator, wooden framed window overlooking the front of the property and storage space.

## Ground Floor Bathroom

Fitted with a three-piece suite comprising a low flush WC, pedestal sink and bath with electric shower over, finished with tiled flooring, part tiled walls, radiator and privacy window.



## Landing

A carpeted landing with a built-in cupboard housing the water tank with traditional barn doors leading to the bedrooms and bathroom.

## Master Bedroom

A generous double bedroom finished with laminate flooring and bespoke fitted wardrobes, further complemented by additional storage space, a skylight and a striking apex gable-end floor-to-ceiling window with glazed doors that perfectly frame the exceptional far-reaching countryside views.

## Bedroom 2

Generous double, finished with laminate wood-effect flooring and fitted with bespoke wardrobes, a further built-in cupboard, skylight, side window enjoying mountain views and useful storage within the eaves.

## Toilet

Well positioned to serve both bedrooms and is fitted with a pedestal wash basin with mixer tap and tiled splash back, low flush WC, wall mirror with light above and skylight.

## Converted Garage

The converted garage provides superb ancillary accommodation and has been thoughtfully arranged as an open-plan lounge, dining and bedroom area with its own compact kitchen and shower room, making it ideal for guest use, multi-generational living or a variety of lifestyle purposes. It benefits from a uPVC patio door and front-facing window, compact log burner, electric cooker, two-ring induction hob, stainless steel sink, space for an under-counter fridge and a well-defined bedroom area with wall panelling, shelving and wall lights. The accompanying shower room is fitted with a low flush WC, pedestal wash basin, large walk-in shower with electric shower, tiled flooring, chrome heated towel rail and rear window. A private side service door allows access and to the rear, a large storage room adds further practicality. Externally, the space is further enhanced by a private seating area to the garden, driveway parking for several cars and an outdoor electrical point.

## Static Caravan

Also included within the grounds is a static caravan, currently used as a snug and home office. Incorporating a porch, lounge with small log burner, kitchen diner, bedroom and WC, it offers a useful additional working or recreational environment, ideal for those seeking separation from the main home.

## Externally

Externally, the property continues to impress, with a white chipped frontage providing parking for several vehicles and bordered by lawned sections, blossom trees and mature flower beds finished with slate chippings. A variety of seating areas, including an elevated patio, have been thoughtfully positioned to enjoy the spectacular far-reaching views and an open store with power and lighting provides useful space for gardening equipment and general outdoor storage.

The land extended to just over an acre and significantly enhances the appeal of Ffin Gaer. Predominantly laid to grass, it also includes a man-made natural pond, vegetable patch, compost area, mature trees, blossom planting and additional storage, offering excellent scope for those seeking a more self-sufficient, outdoor or lifestyle-led way of living.



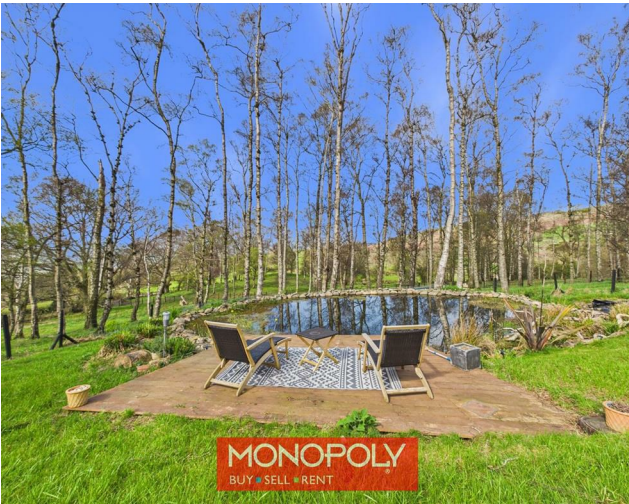
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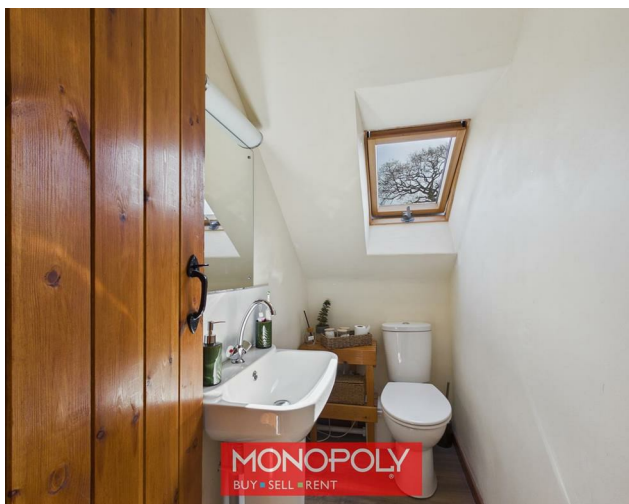
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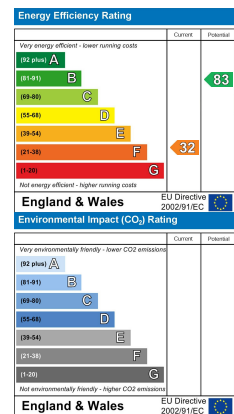
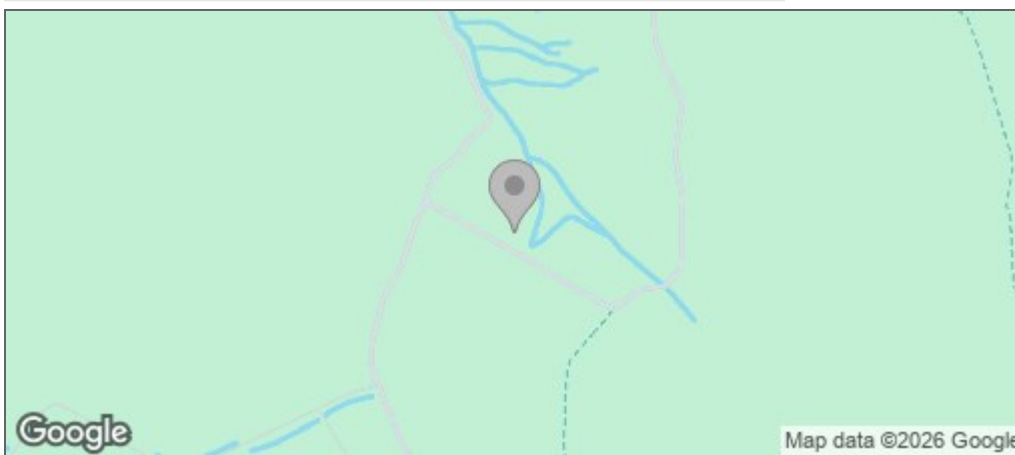
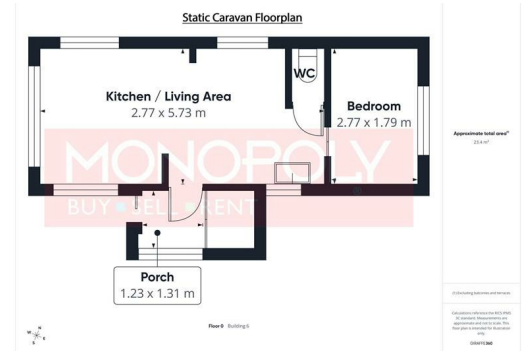
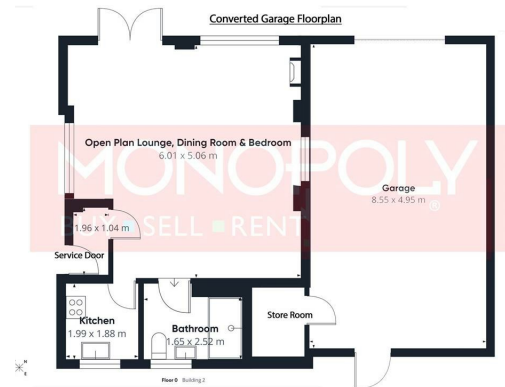
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