



Ffordd Bryn Y Garn, Henllan
Henllan

LL ESTATES
RHYS-JONES & YOUNG

Offers Over
£425,000

We are thrilled to offer a rare and exciting opportunity to purchase a 3-bedroom detached house and a 1-bedroom detached bungalow, both situated on one title in the charming village of Henllan. Set down a quiet lane shared by just four properties, this listing offers a combination of privacy, space, and flexibility.

The main house offers a spacious and functional layout, ideal for family living. On the ground floor, there is a well-sized bedroom with its own ensuite bathroom, providing a comfortable and private space. Additionally, there is a ground floor WC for added convenience. The open-plan kitchen and dining area flow seamlessly into the living room, creating an ideal space for socialising and family time. The tiled flooring throughout adds to the modern feel of the home. Adjacent to the kitchen, there is a utility room that provides extra storage space and easy access to the rear pathway, where the oil tank is housed. The living room features bi-fold doors that open out onto an enclosed patio seating area, offering the perfect spot for outdoor relaxation or entertaining. Upstairs offers two double bedrooms, one having a walk in wardrobe and the first floor layout is complimented by a modern family bathroom. To the front of the property, there is a double garage and off-road parking, providing plenty of room for vehicles and storage.

In front of the main house sits the detached bungalow, which adds a real sense of versatility to the property. The bungalow enjoys a light and airy lounge with doors leading out to an enclosed seating area, providing a private and peaceful outdoor space. The bungalow also features a fully equipped kitchen, a spacious bedroom, and a bathroom, making it ideal for a variety of uses. Whether you're considering it for family members, as a rental property, or for short-term letting such as Airbnb, the possibilities are endless.

The properties sit on one title, providing fantastic flexibility for potential buyers. Whether you're looking for multi-generational living, a rental opportunity, or simply a property with additional income potential, this unique offering can cater to a wide range of needs.

Situated in the highly sought-after village of Henllan, the properties benefit from a tranquil rural setting, while still being within easy reach of nearby towns and amenities. The added bonus of no onward chain makes this a seamless purchase for those looking to move quickly.

If you're looking for a property with exceptional versatility and endless potential, don't miss out on this opportunity. Get in touch today to arrange a viewing and explore the possibilities that await.

Room Measurements:

Detached House. No. 3

Entrance Hall: 2.97m x 2.31m

Kitchen/diner: 5.19m x 3.37m

Lounge: 4.29m x 3.39m

Utility Room: 3.50m x 1.63m

WC: 1.61m x 1.29m

Ground Floor Bedroom: 2.31m x 2.31m









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