



Ysgol Tal Y Bont

Tal Y Bont

FOR SALE BY TENDER -
Substantial, traditional
Victorian former school and
school house set in large
grounds.

Ideal renovation/ development opportunity. A beautiful Victorian school building set in approximately 0.93 of an acre, comprising school yard, grassed gardens and play areas.

Superb rural village setting within the beautiful Conwy Valley and the Snowdonia National Park.

This is a unique re-development and/or conversion opportunity.



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LOCATION

Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The property is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving

ACCOMMODATION

By instruction of Conwy County Borough Council IMW Estate Agents are pleased to offer for sale this historic former school premises which offers a variety of re-development opportunities, subject to necessary consent.

Initial preliminary plans and enquires made to the Snowdonia National Park Authority provides a positive and encouraging indication that a re-development is indeed possible.

The grounds are level, extending in total to approximately 0.93 of an acre with walled boundaries to three sides and the Afon Dulyrn to the southern boundary. Easy access is provided onto the B5106 which leads from Conwy to Betws y Coed.



All enquiries relating to the proposed further uses of the school should be directed to the Snowdonia National Park Planning Department. Considerations will be based on the relevant policies contained within the Eryri Local Development Plan, a copy of the ELDP and supplementary planning advice/guidance will be found on the website www.eryri.llyw.cymru

Alternatively, the school could be looked upon as a single occupancy conversion, transforming this beautiful old school into a character home set in large grounds in magical village setting.

Copies of the preliminary sketches and initial planning thoughts will be made available to bona fide purchasers upon viewing the property.

The Accommodation Affords: (approximate measurements only)

Main School Building Including School House:

Entrance Hallway: Childrens toilets mail and female.

Dining Room: 19'8" x 14'9" (6 x 4.5) Timber flooring, overlooking front.

Kitchen and Stores: 21'4" x 19'8" (6.5 x 6)

Kitchen: With plumbing and gas connection, wall mounted gas boiler, windows overlooking side and rear elevation.

Main Classroom: 37'8" x 20'0" (11.49 x 6.1) Windows to side and rear elevation.

IT Room: 19'8" x 19'8" (6 x 6) Timber flooring, windows to front and rear elevation.

Inner Hallway: Including walk in store room housing central heating boiler.

Rear entrance door and lobby leading to:

Cloakroom Room: 9'9" x 4'9" (2.97 x 1.45)

Staff Room and Store: 15'3" x 8'2" (4.66 x 2.5) Valiant boiler, shelving and storage cupboards.

Head Teachers Office: 12'1" x 9'7" (3.69 x 2.92) Overlooking front of property.



Store: 6'6" x 5'10" (1.99 x 1.78)

Former Library: 12'0" x 11'1" (3.65 x 3.38)

Side Entrance Porch:

Turn staircase leading up to:

First Floor - Landing:

Play Room: 11'2" x 10'9" (3.41 x 3.27)

Play Room: 9'10" x 14'2" (3 x 4.33)
Overlooking front.

Bathroom: High level WC, wash basin and bath.

Store Room: 11'0" x 7'5" (3.36 x 2.25)

Outside Classroom (Temporary building -
Porta Cabin type) 50'10" x 18'8" (15.5 x 5.7)
Comprising 2 classrooms, 2 offices and store,
children's WC x3.

Outside: Large tarmac school yard to rear,
side grassed play enclosure, established
grassed grounds with specimen trees and
plants to front, in and out driveway.

Services: Mains water, electricity and
drainage are connected to the property.

Viewing: By appointment through the agents,
Iwan M Williams, 5 Bangor Road, Conwy,
LL32 8NG, tel 01492 55 55 00. Email
conwy@iwanmwilliams.co.uk

Method of sale: By Informal Tender. All
offers to be received at the agents office, 5
Bangor Road, Conwy, LL32 8NG, in a sealed
envelope clearly marked 'Ysgol Tal Y Bont',
by no later than Friday 15th October 2021.

Proof Of Identity: In order to comply with
anti-money laundering regulations, Iwan M
Williams Estate Agents require all buyers to
provide us with proof of identity and proof of
current residential address. The following
documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic
ID, such as current passport or UK driving
licence. EVIDENCE OF ADDRESS: a bank,
building society statement, utility bill, credit
card bill or any other form of ID, issued
within the previous three months, providing
evidence of residency as the correspondence
address.





These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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