



## Bryn Glorian Yard

Conwy LL32 8HZ

£245,000

A superb and rare opportunity to acquire a parcel of equestrian land together with approximately 5.6 acres pasture, menage and modern portal frame shed/stabling. Convenient setting on outskirts of Conwy.

Located in a roadside position within 1/2 a mile of Conwy offering superb equestrian facilities.

Comprising level and sloping pasture land extending in total to approximately 5.6 acres, 20m x 40m outside menage and a steel and corrugated modern hay barn and stabling shed. Hardstanding for parking and turning.

Beautiful setting enjoying a south westerly aspect.

Freehold - Vacant possession available.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>

## Location

Located on the outskirts of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

## ACCOMMODATION

### Land:

Good quality pasture land extending from road in an easterly direction with ample water supply.

### Modern Steel & Corrugated Barn:

Internal stabling and tack room; side lean-to.

### Menage:

65'7" x 131'2" (20m x 40m)

Rubber based menage.

### Services:

Spring fed water supply.

### Price:

£245,000 - vacant possession available on completion.

### 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](mailto:conwy@iwanmwilliams.co.uk)

### 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

## Iwan M Williams Estate Agents

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