



**Constables**  
SALES & LETTINGS

Tan-Y-Fron

Bylchau, Denbigh

£375,000



Located in Tan-y-Fron in the picturesque hamlet of Bylchau, Conwy, is the exclusive development comprising of the conversion of four former school buildings which date back to 1908.

The development enjoys a rural, yet accessible location surrounded by open countryside.

'The Old School' is the largest dwelling in the development and has been finished to an impeccable standard with high quality fixtures and finishes that synergise perfectly with the retained original features.

The accommodation comprises; entrance hallway with the original tiled walls and floor, living room and dining room which have been converted from the original school hall and have the original and working partition, above the dining room is a galleried landing with first floor mezzanine bedroom. Below here are two bedrooms, one of which has an en-suite shower room. There is an additional two bedrooms and a bathroom on the ground floor and there is also an impressive kitchen-breakfast room.

Externally there is off road parking and an enclosed garden.

The village of Llanfannan is approximately 1.5 miles distant and provides excellent village amenities including shop, post office, pub and primary school. More comprehensive facilities are available at Denbigh and the A55 Expressway provides excellent links to Chester, the Wirral and the towns of the North Wales Coast

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SALES & LETTINGS

- Recently Converted School House
- Exclusive Development of Four Dwellings
- Rural yet Accessible Location
- Four Bedrooms & Two Bathrooms
- Stunning Kitchen-Breakfast Room
- Two reception Rooms
- Preserved Original Features
- High Quality Fixtures & Finishes Throughout
- Landscaped Garden
- Off Road Parking

## Other Information

Tenure: Share of Freehold.  
Services: Electric heating, mains drainage  
Council Tax Band: TBC

## What Three Words Location

What three words:  
Here is a precise what3words address, made of 3 random words. Every 3 metre square in the world has its own unique what3words address.

///boat.cabinet.brimmed  
<https://w3w.co/boat.cabinet.brimmed>

## Accommodation

### Entrance Hallway

### Living Room

### Galleried Dining Area

### Kitchen-Breakfast Room

### Bedroom One

### En-suite Shower Room

### Bedroom Two

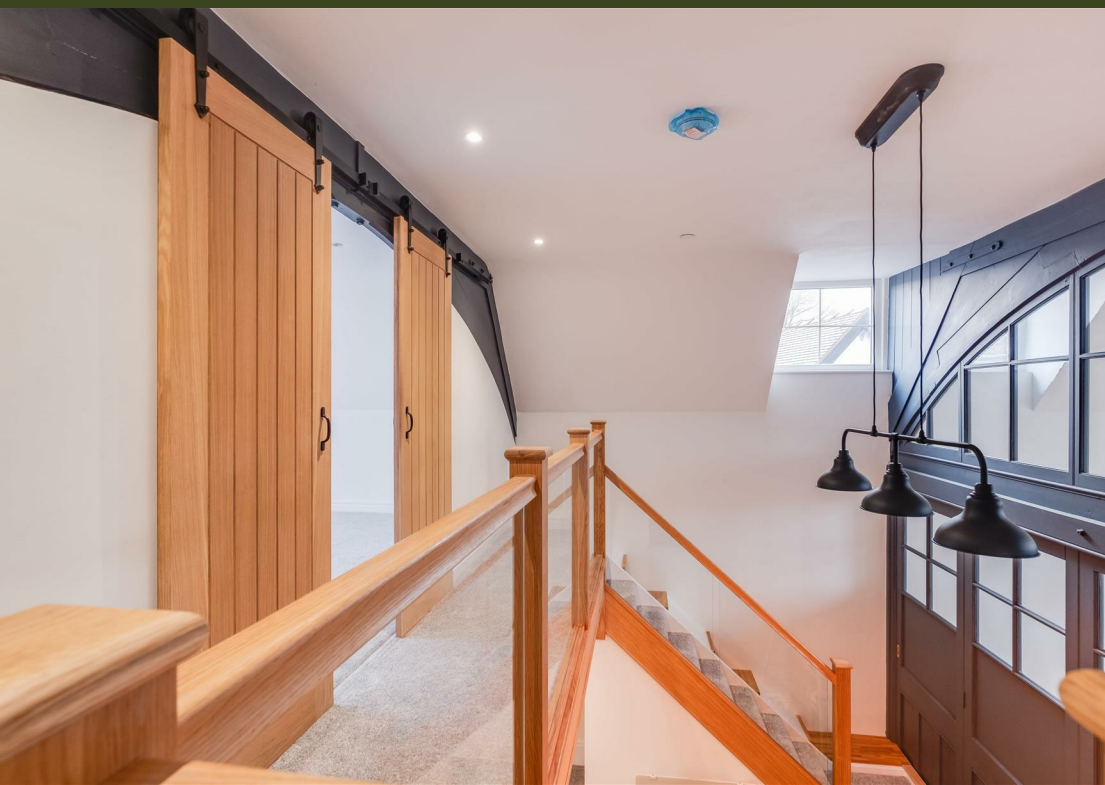
### Bedroom Three/Study

### Bathroom


### First Floor Galleried Landing

### Bedroom Four



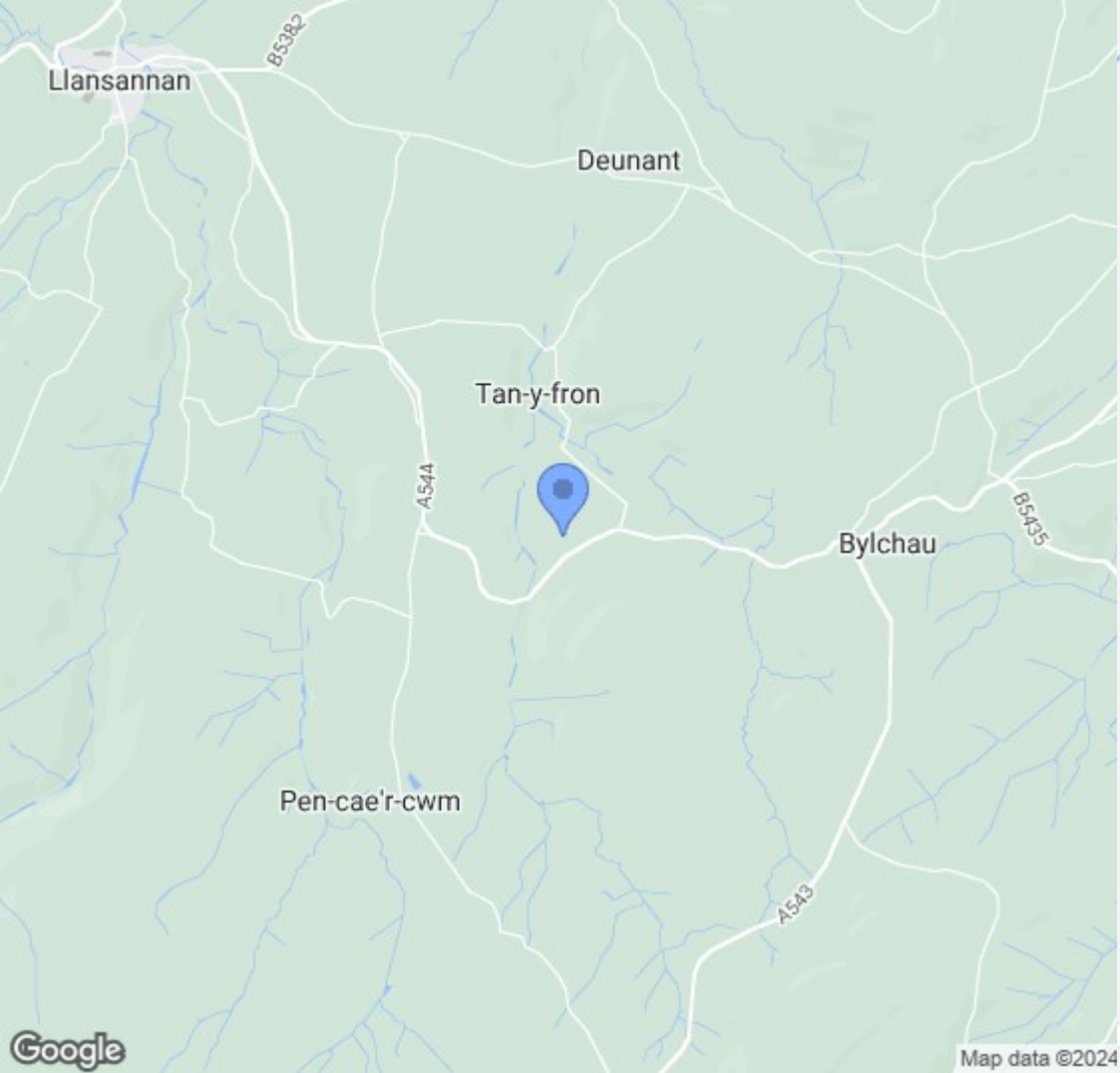


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.  
 This plan is for illustrative purpose only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using PlanUp.



Location Map

# Constables

S A L E S   &   L E T T I N G S

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