



Constables
SALES & LETTINGS

Tan-Y-Fron

Bylchau, Denbigh

£155,000



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 Annexe is a single storey semi-detached property with enjoys views over farmland. The property has been finished to an impeccable standard with high quality fixtures and finishes.

The accommodation comprises; entrance hallway, an open plan kitchen-living space, and a large bedroom with walk in wardrobe and en-suite shower room.

Externally there is off road parking and an enclosed garden.

The village of Llansannan 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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- Recently Converted School Building
- Open Plan Kitchen-Living Space
- Preserved Original Features
- Off Road Parking

- Exclusive Development of Four Dwellings
- Large Bedroom with Walk in Wardrobe
- High Quality Fixtures & Finishes Throughout

- Rural yet Accessible Location
- En-suite Shower Room
- Landscaped Garden

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

Kitchen-Living Room

Bedroom One


Walk in Wardrobe

Shower Room

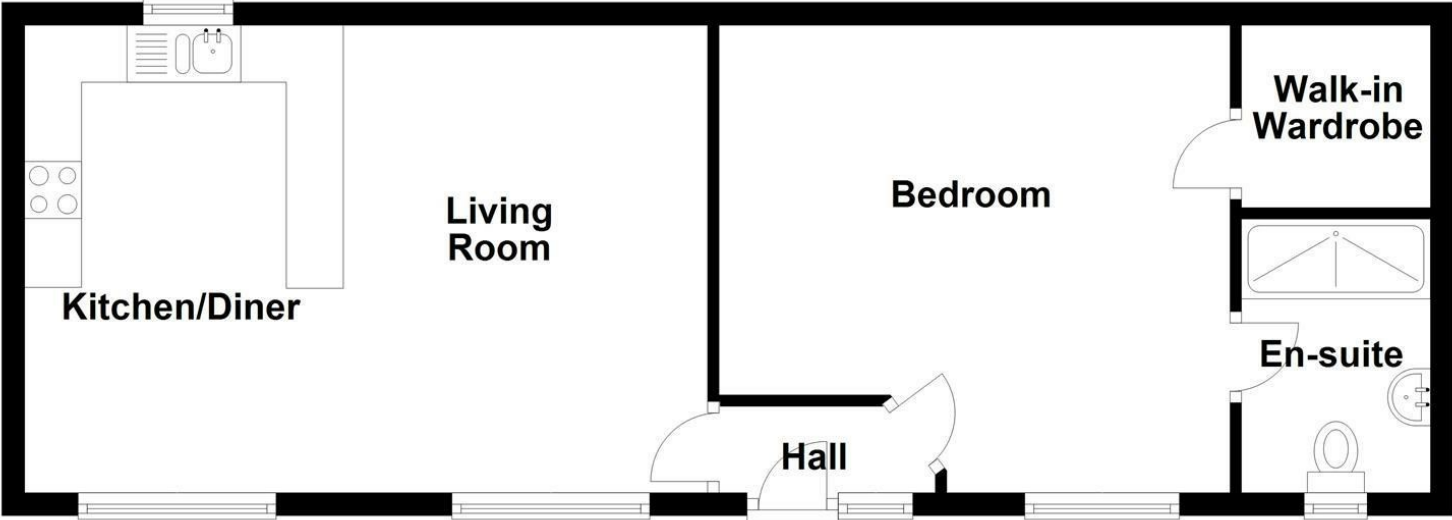




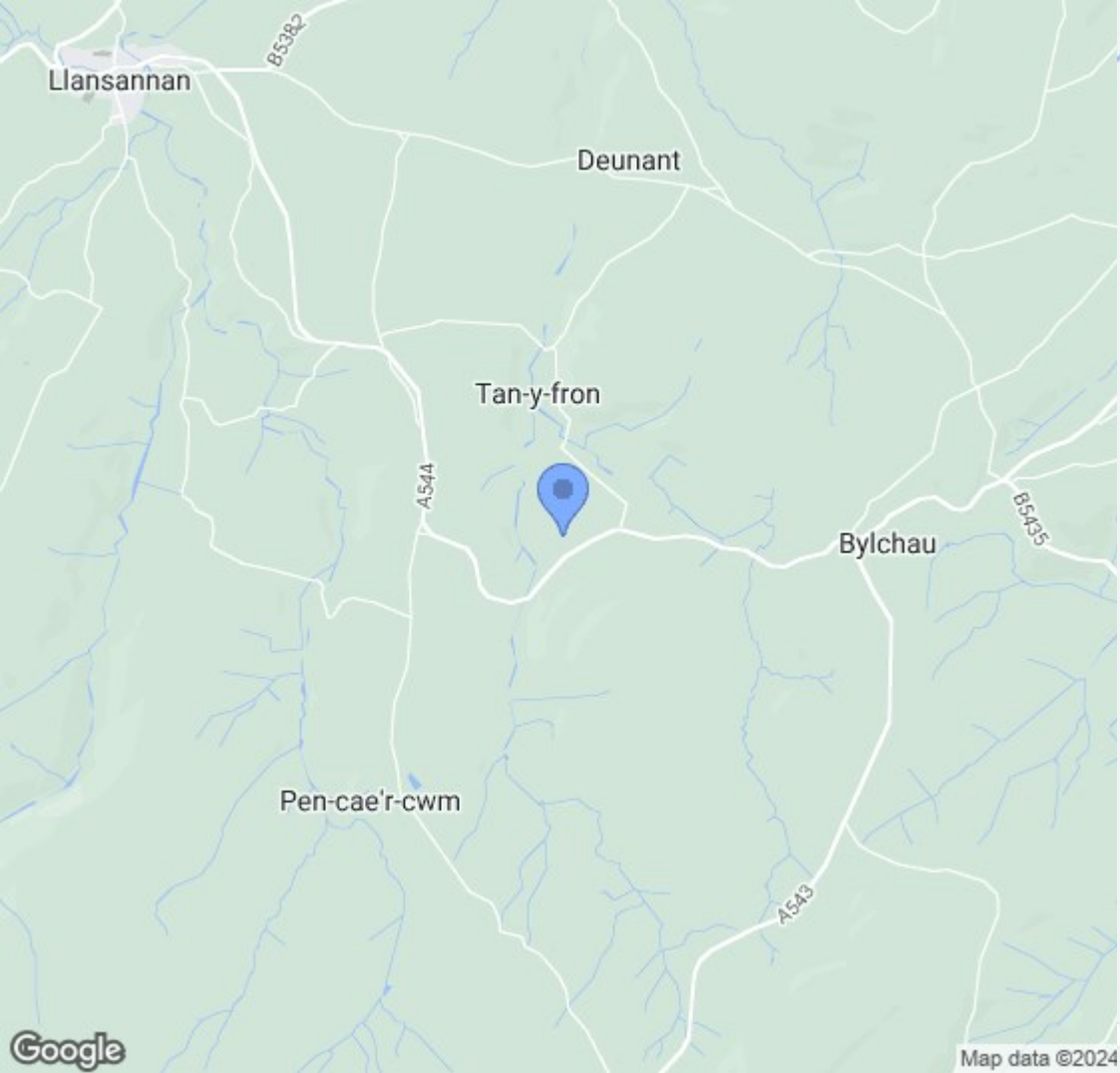
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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

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S A L E S & L E T T I N G S

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