

DRAFT DETAILS

Constables
SALES & LETTINGS



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Golygfa Maes Tan-Y-Fron

£245,000



- Recently Converted School Building
- Exclusive Development of Four Dwellings
- Rural yet Accessible Location
- Two Bedrooms & Shower Room
- Stunning Kitchen-Dining Room
- Living Room
- Preserved Original Features
- High Quality Fixtures & Finishes Throughout
- Landscaped Garden
- Off Road Parking

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.

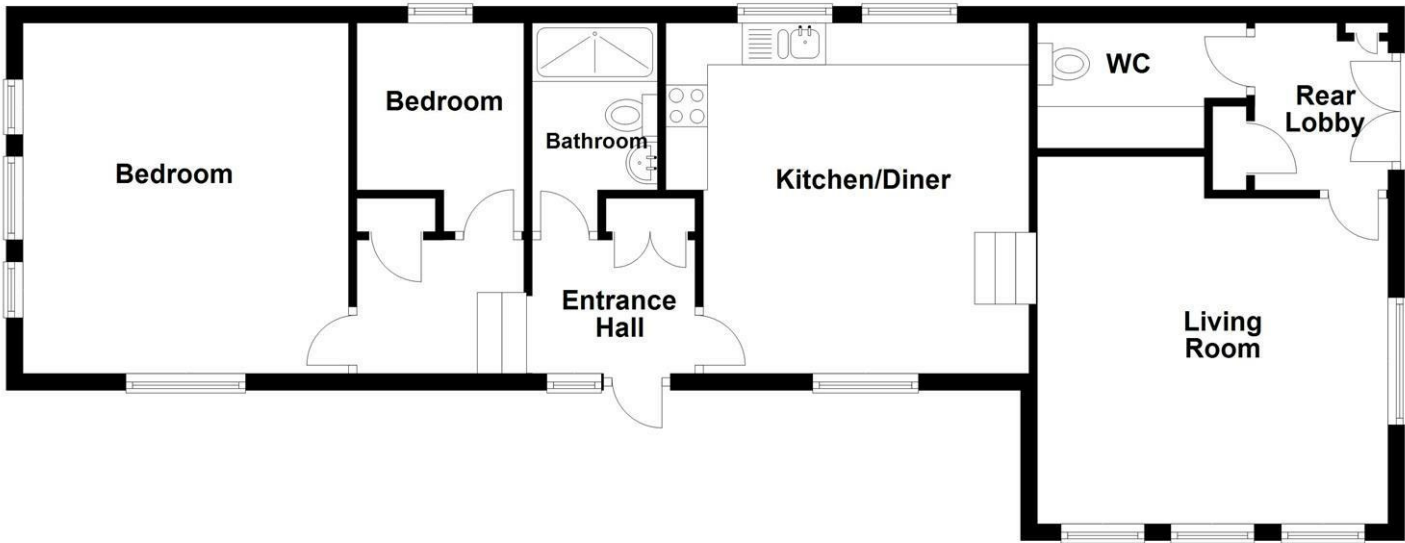
'Golygfa Maes'(field view) is the only single storey detached dwelling in the development and it enjoys views over farmland. The property has been finished to an impeccable standard with high quality fixtures and finishes.

The accommodation comprises; entrance hallway with two built in storage cupboards, an impressive kitchen-dining room which leads to a spacious living room. Off the living room is a rear lobby with W.C./Utility. The property has a double bedroom and a single bedroom and a 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

Ground Floor



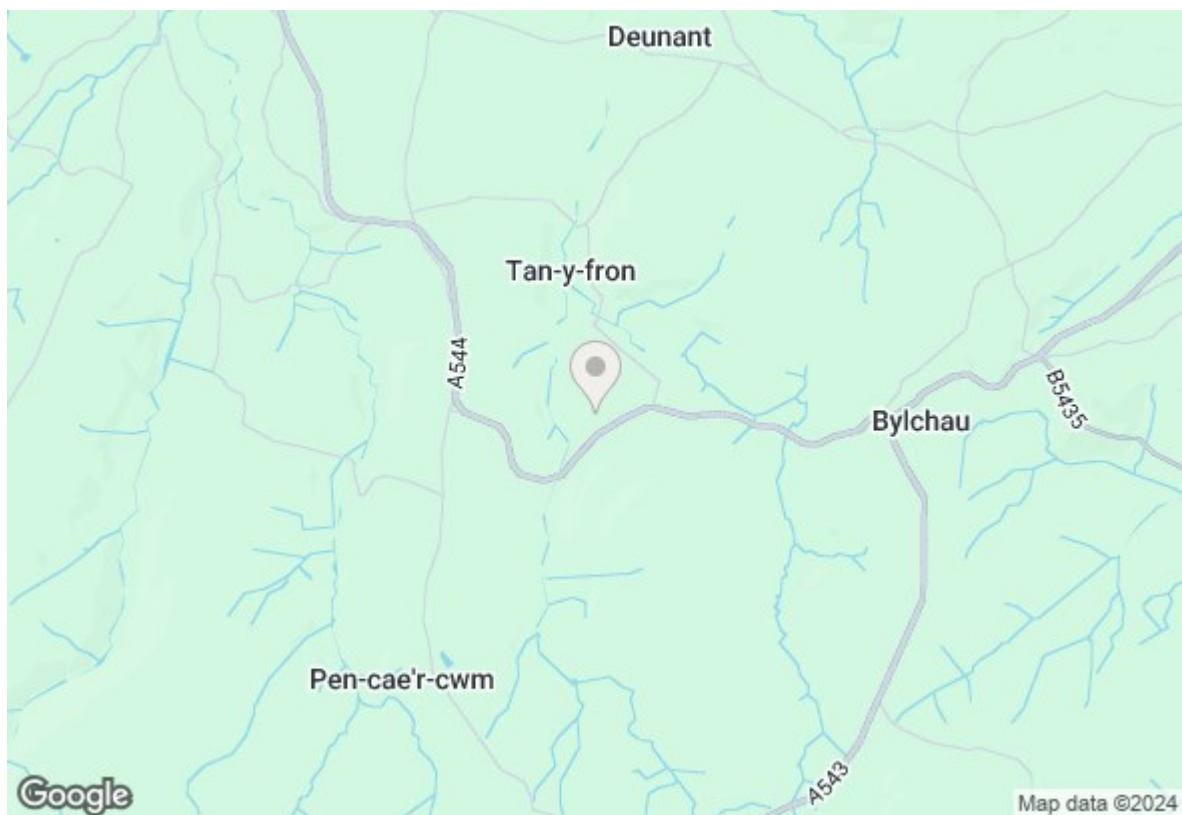
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		



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

Kitchen-Dining Room

Rear Lobby

W.C./Utility

Bedroom One

Bedroom Two

Shower Room



