



**Constables**  
SALES & LETTINGS

Tan-Y-Fron

Bylchau, Denbigh

£250,000





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.

'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 Llanseannan 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
- Two Bedrooms & Shower Room
- Preserved Original Features
- Off Road Parking
- Exclusive Development of Four Dwellings
- Stunning Kitchen-Dining Room
- High Quality Fixtures & Finishes Throughout
- Rural yet Accessible Location
- Living 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

### Living Room

### Kitchen-Dining Room

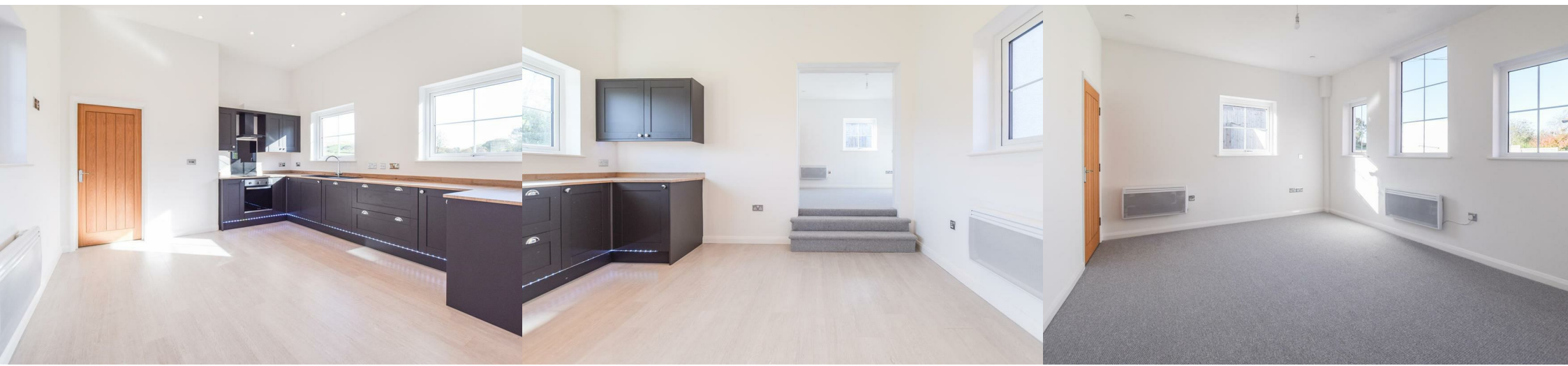
### Rear Lobby

## W.C./Utility

## Bedroom One

## Bedroom Two


## Shower Room

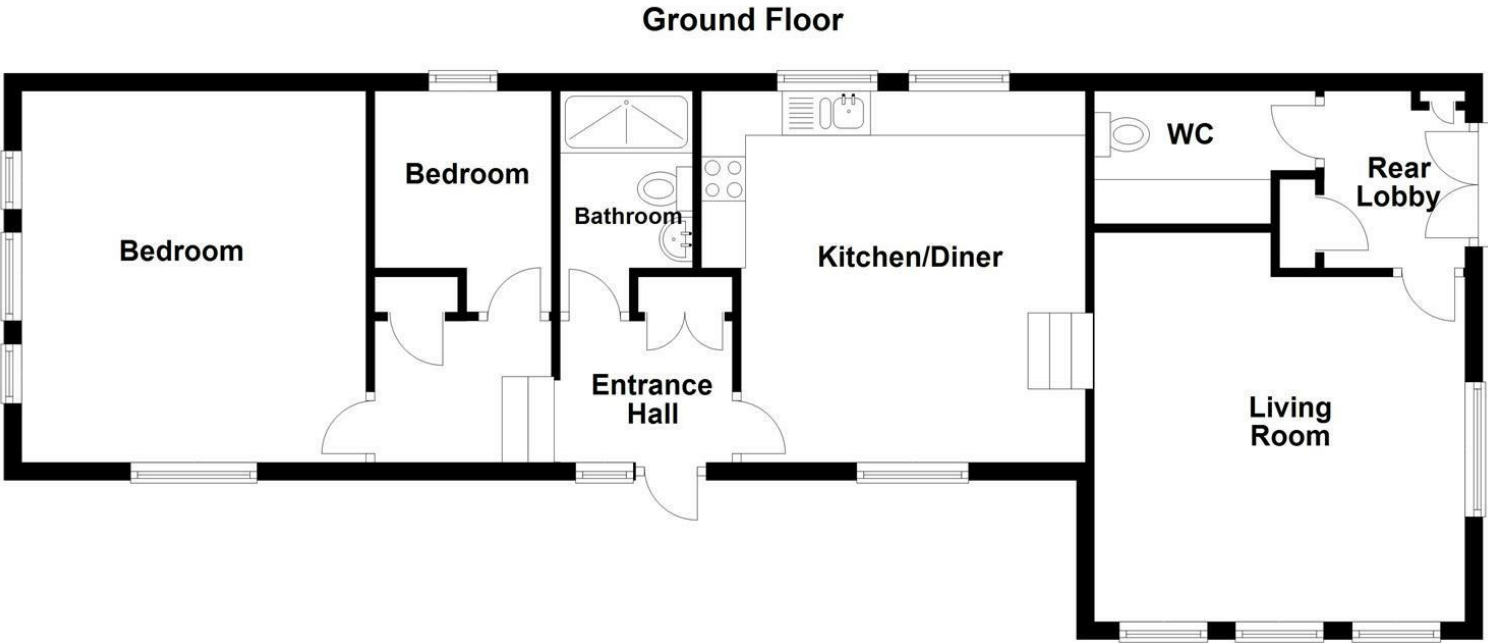




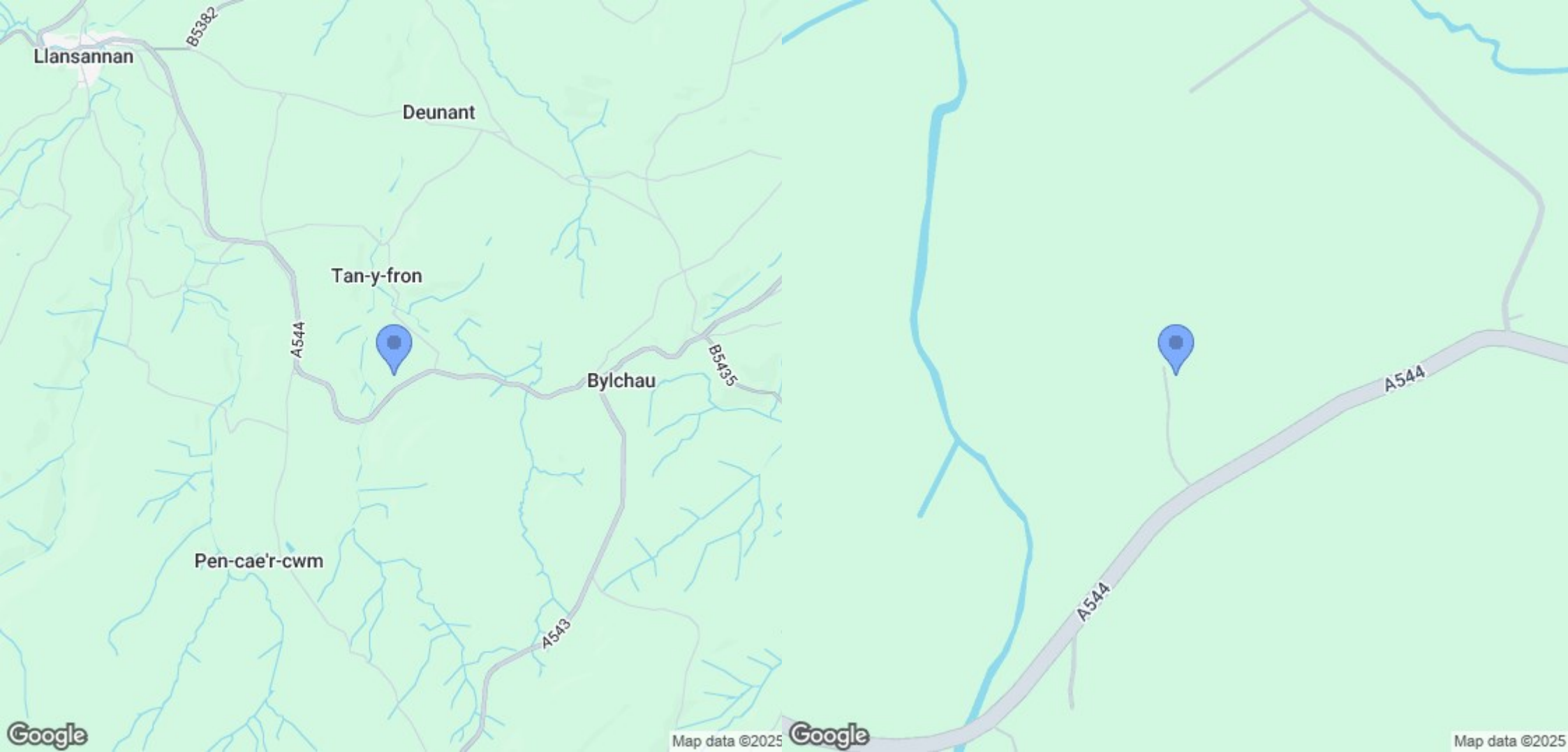


# EPC & Floor Plan

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		
Not energy efficient - higher running costs		
England & Wales	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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