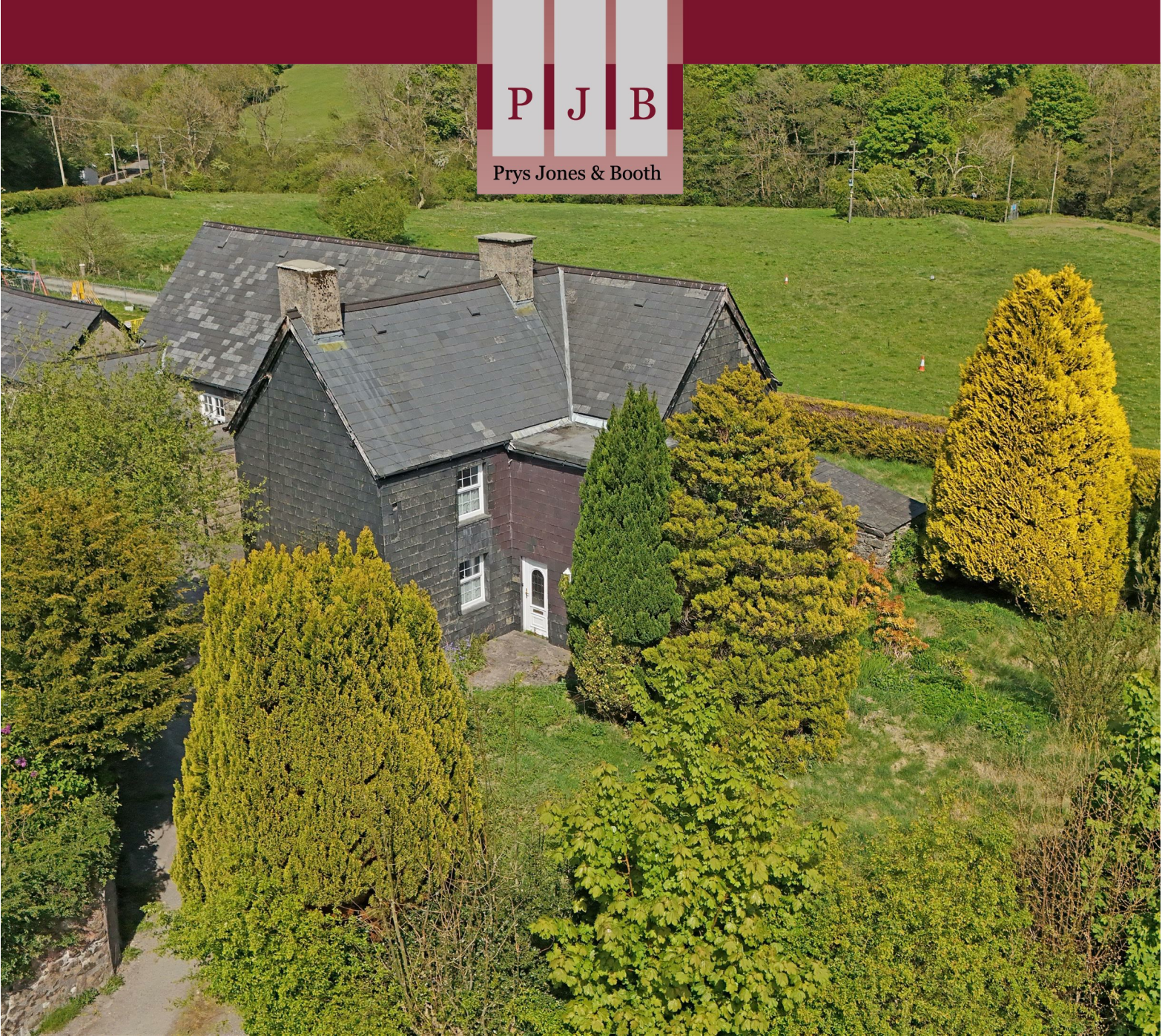




P J B
Prys Jones & Booth



Ty'r Ysgol , Gwytherin, LL22 8UU

£125,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	6

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Ty'r Ysgol , Gwytherin, LL22 8UU

£125,000



Tenure
Freehold

Council Tax
There is no available data for the banding of the property. The banding will be re assessed once a sale has been completed and occupancy resumes.

Mae'r eiddo wedi'i dynnu at ddibenion Treth y Cyngor. Bydd yn cael ei ailasesu a'i ychwanegu eto ar ôl unrhyw bryniant. Roedd yn eiddo band 'D' ond bydd yn cael ei ailasesu.

Section 106 Agreement
Important note: This property is subject to a Section 106 Agreement. This restriction will be applicable for all onward sales also, it is in perpetuity.

The person / persons looking to purchase must comply with the below -

“a Qualifying Person” shall mean the person to whom the disposal is made (or, if it is made to more than one person, at least one of them) has throughout the period of three years immediately preceding the application for consent:-

- (a) had their place of work, or
- (b) had their only or principal home, or
- (c) had their place of work in part of the three year period and his home in the remainder of that period within a 10 mile radius of the property.

Nodyn pwysig: Mae'r eiddo yn amodol ar Gytundeb Adran 106.

Rhaid i'r unigolyn/unigolion sy'n dymuno prynu gydymffurfio â'r isod -

bydd “Person Cymwys” yn golygu y bydd y person y gwaredir yr eiddo iddo (neu, os y caiff ei waredu i fwy nag un person, o leiaf un ohonynt) trwy gydol y cyfnod o dair blynedd yn union cyn y cais am ganiatâd:-

- (a) wedi gweithio, neu
- (b) wedi bod â'u prif gartref neu unig gartref, neu
- (c) wedi bod â'u lleoliad gwaith yn rhan o'r cyfnod o dair blynedd a'u cartref yng ngweddill y cyfnod hwnnw o fewn radiws o 10 milltir i'r eiddo.

Property Description
The property is approached via a PVC door leading into a handy entrance porch, complete with a useful cloakroom fitted with a radiator—ideal for coats, boots, and shoes. A timber-glazed door then opens into the main hallway. The windows and doors are mostly replacement UPVC units, though some original cast metal framed single-glazed windows remain, preserving a touch of the home's original character.

To one side of the hallway, the generously sized lounge features an open fireplace with a classic tiled surround, providing a cosy focal point.

Across the hall, the second reception room offers flexibility as a formal dining room or additional sitting room, complete with built-in cabinets flanking the chimney breast and a pleasant outlook onto the nearby hillside.

The kitchen, fitted with a mix of wall and base-mounted units, leads through to a flat-roof extension that creates a practical pantry area and a large utility room—perfect for laundry and storage.

Upstairs, a spacious landing leads to the generous primary bedroom, which boasts exposed timber flooring and a striking vaulted ceiling, providing ample space for freestanding furniture.

The second bedroom is another well-proportioned double, featuring a prominent chimney breast, loft access, and picturesque views over open fields and the hills beyond.

The third bedroom is a comfortable single room, with just enough space to accommodate a double bed if desired.

The first-floor bathroom features a part-tiled design with a bath and over-bath electric shower with screen, a hand basin, WC, and a built-in cupboard housing the hot water tank.

The property currently shares an access with the adjacent village hall, with pedestrian rights over the entrance driveway. A plan included in the images outlines the exact location of the property and its grounds (shown edged in blue), while pedestrian access rights over the shared entrance are marked in green. The location of the oil storage tank, as well as access rights for its maintenance, is highlighted in yellow.

Wedi'i adeiladu'n wreiddiol fel cartref yn atodol i ysgol y pentref—sydd bellach wedi'i ail bwrpasu fel canolfan gymunedol brysur—mae'r cartref tair ystafell wely yma'n llawn cymeriad wedi'i leoli ym mhentref tawel Gwytherin, i'r de o Abergele, sy'n gwasanaethu fe canolbwynt prysur ar gyfer y gymuned amaethyddol gerllaw. Gyda golygfeydd hyfryd o gefn gwlad a photensial diddiwedd, dyma gyfle gwych i brynwyr sydd eisiau rhoi bywyd newydd mewn i gartref sydd â hanes a chalon.

Mae drws PVC ym mlaen yr adeilad sydd yn arwain at bortsh defnyddiol, ynghyd ag ystafell gotiau sydd â rheiddiadur—delfrydol ar gyfer cotiau ac esgidiau. Yna mae drws pren â gwydr yn agor i mewn i'r prif gyntedd. Mae mwyafrif y ffenestri a drysau yn unedau UPVC newydd, er mae rhai ffenestri metel un paen o wydr yn parhau, gan gadw ychydig o gymeriad gwreiddiol y cartref.

Ar un ochr y neuadd, mae'r lolfafawr yn cynnwys lle tân agored gyda theils clasurol o'i amgylch, gan ddarparu canolbwynt clyd. Ar draws y neuadd, mae ail ystafell yn cynnig hyblygrwydd fel ystafell fwyta ffurfiol neu lolfafachwanegol, ynghyd â chabinetau naill ochr i frest y simnai ac mae yna olygfeydd hyfryd o'r bryniau gerllaw. Mae'r gegin, sydd yn cynnwys cymysgedd o unedau gwaelod ac ar y wal, yn arwain drwodd at

estyniad to fflat sy'n creu ardal pantri ymarferol ac ystafell gyfleustodau mawr—perffaith ar gyfer golchi dillad a storio.

Ar hyn o bryd mae'r eiddo yn rhannu mynediad gyda'r neuadd bentref gerllaw, ac mae yna hawliau i gerddwyr dros fynedfa'r dreif. Mae cynllun sydd wedi'i gynnwys yn y lluniau yn amlinellu union leoliad yr eiddo a'r tir (gydag ymyl glas), tra bod yr hawliau mynediad i gerddwyr dros y fynedfa a rennir wedi'u marcio mewn gwyrdd. Mae lleoliad y tanc storio olew, yn ogystal â hawliau mynediad ar gyfer cynnal a chadw, wedi'i amlygu mewn melyn.

I fyny'r grisiau, mae landin eang yn arwain at y brif ystafell wely, sydd â lloriau pren a nenfwd bwaog, gan roi digon o le ar gyfer dodrefn.

Mae digon o le yn yr ail ystafell wely ar gyfer gwely dwbl hefyd, ac mae yna frest simnai, mynediad i'r atig, a golygfeydd hyfryd dros y caeau agored a'r brynau tu hwnt. Mae lle yn y drydedd ystafell wely ar gyfer gwely sengl, a digon o le ar gyfer gwely dwbl petai angen.

Mae'r ystafell ymolchi ar y llawr cyntaf yn cynnwys dyluniad o hanner teils gyda bath a chawod electronig dros y bath gyda sgrin, sinc, toiled a chwpwrdd sydd yn cynnwys y tanc dwr poeth. Y tu allan, mae yna hudoliaeth tawel, fel ei leoliad gwledig, wedi'i amgylchynu gan gefn gwlad.

Bydd y cyfyngiad yma'n berthnasol i bob gwerthiant o hyn ymlaen hefyd, mae am byth.

Lounge
11'11" x 11'7" (3.65 x 3.54)



Dining Room
11'11" x 10'11" (3.64 x 3.34)

Kitchen
11'1" x 7'4" (3.40 x 2.25)

Utility Room
7'11" x 5'11" (2.43 x 1.82)

Bedroom 1
12'1" x 11'7" (3.69 x 3.54)

Bedroom 2
11'10" x 11'0" (3.61 x 3.36)

Bedroom 3
10'11" x 7'6" (3.35 x 2.30)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

