



williams estates



**Ty Hen Ysgol Bylchau, Denbigh, LL16
5LY**

£350,000



EPC - E49 Council Tax Band - D Tenure - Freehold

, Denbigh 3 Bedrooms - House

Located in Tan-y-Fron, within the picturesque hamlet of Bylchau, Conwy, this exclusive development comprises the conversion of four former school buildings dating back to 1908. Set within a peaceful rural setting with open views, the property has been finished to a high specification throughout.

The accommodation briefly comprises an entrance hallway, boiler room, inner hallway, utility room and W.C., together with a spacious living room and an impressive kitchen-dining room featuring doors opening onto the patio area. A rear hallway provides access to the rear porch and staircase leading to the first-floor landing. The first floor offers three well-proportioned bedrooms, a family bathroom and a separate W.C.

Externally, the property benefits from off-road parking and an enclosed garden to the side and rear, ideal for enjoying the surrounding countryside.



Entrance Porch

7'3" x 5'9" (2.232 x 1.764)

Entrance Hall

22'8" x 3'3" (6.925 x 1.013)

Kitchen/Diner

15'1" x 15'0" (4.613 x 4.581)

Utility

9'9" x 5'1" (2.987 x 1.553)

Living Room

15'1" x 13'9" (4.598 x 4.207)

Cloakroom

7'3" x 3'4" (2.223 x 1.021)

Rear Porch

8'1" x 5'0" (2.481 x 1.527)

Bedroom One

15'1". 13'10" (4.617. 4.223)

Bedroom Two

14'11" x 13'10" (4.559 x 4.223)

Bedroom Three

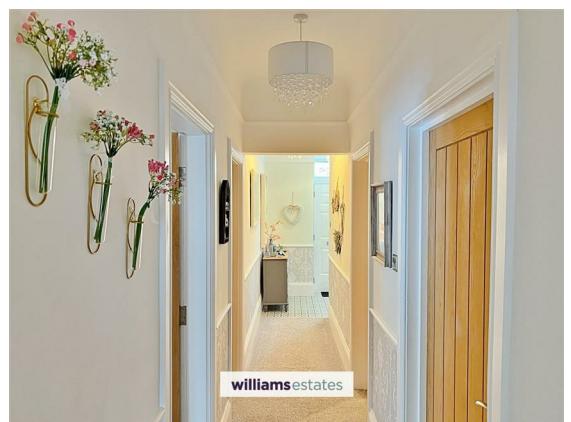
9'10" x 10'10" (3.002 x 3.307)

Bathroom

7'0" x 6'4" (2.143 x 1.936)

W.C.

7'3" x 3'3" (2.213 x 1.003)



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	59
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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