



Tan Y Bryn, Roadside  
Nr Abergele LL22 8PL



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Tan Y Bryn, Roadside

Nr Abergele LL22 8PL

£545,000

Country smallholding extending to approximately 4 acres of productive land, enjoying far-reaching countryside views and superb equestrian facilities. Option to purchase additional land.

VIEWING RECOMMENDED

Tenure: Freehold. Council Tax - E. EPC Rating - D.

Occupying an elevated roadside position, this smallholding offers an appealing balance of privacy, space and practicality, making it ideal for those seeking a country lifestyle, equestrian use or land-based interests, while remaining within easy reach of local amenities.

The bungalow itself is spacious, well maintained and benefits from uPVC double glazing and central heating throughout. Internally, the accommodation comprises an entrance hallway, a generous lounge enjoying views over the surrounding countryside, a modern kitchen/diner, utility room, conservatory, three well-proportioned bedrooms and a family bathroom.

The land extends to approximately 4 acres with option to purchase more land, offering superb grazing and ease of management. The equestrian facilities are particularly noteworthy and include a purpose-built steel-framed agricultural building, stabling, a ménage/outdoor riding arena, field shelter and excellent access onto a small lane, ideal for hacking.



## Location

Enjoying open countryside views in all directions, yet remaining highly convenient. The property is located within 2.5 miles of Betws yn Rhos and within around 4 miles of Abergele and the North Wales coastline, ensuring good access to shops, schools, transport links and coastal amenities.

Outside, the property is approached via its own private driveway, providing ample parking and access to the residence. A separate agricultural access leads independently to the land and outbuildings, an excellent feature for working use without disturbance to the main dwelling.

The Accommodation Affords:  
(Approximate measurements only)

### Reception Hall

uPVC double glazed door, radiator, wall lights, electric power points, airing cupboard with slatted shelving, telephone point.

### Lounge 17'1" x 12'7" (5.23m x 3.84m)

Window overlooking front of property enjoying extensive countryside views, small decorative glass window to side elevation, radiator, wall lighting, feature fireplace surround with tiled hearth and inset LPG gas fire, TV point.

### Kitchen/Diner 26'0" x 9'1" (7.95m x 2.77m)

Range of modern base and wall units with composite worktops, slate splashback tiles, 1.5 bowl sink, integrated dishwasher, fridge, double oven, hob with extractor fan over, laminated floor, wall lighting, radiator, TV point, two windows with views, French doors leading into rear Sun Lounge.

### Sun Lounge 12'0" x 8'9" (3.66m x 2.67m)

Brick and uPVC double glazed with solid roof, wall lighting, uPVC door leading onto side patio area.

### Utility Room 10'7" x 5'6" (3.25m x 1.68m)

Wall mounted storage units and work tops, bespoke splashback tiles, plumbing for washing machine, space for white goods, window to side elevation, uPVC double glazed door leading into Cloak Room.

### Cloak Room 6'6" x 4'5" (2.0m x 1.37m)

Low level w.c. pedestal wash handbasin, mirror and bathroom cabinet.

### Bedroom 1 13'5" x 8'9" (4.11m x 2.67m)

Double bedroom, radiator, built-in cupboard with hanging rail.

### Bedroom 2 10'7" x 9'8" (3.25m x 2.97m)

Double bedroom with radiator, built in cupboard with hanging rail.



Bedroom 3 13'6" x 8'5" (4.14m x 2.57m)

Double bedroom (currently used as a study), radiator, internet connection, power point.

Bathroom 10'7" x 5'4" (3.25m x 1.65m)

Modern suite comprising; 'P' shaped bath with mixer taps and shower attachment, electric shower, folding shower screen, low level w.c. vanity washbasin, decorative wall tiles, ceramic floor tiles, mirror.

#### Outside

The property has a terraced lawned garden with a range of semi mature fruit trees, soft berry plants and raised borders, small semi mature woodland, patio area enjoying extensive countryside views. Set within the grounds is a productive vegetable garden and orchard, ideal for those seeking a degree of self-sufficiency, together with a garden shed.

#### Garden Studio/Pod

A purpose-built, bespoke garden pod situated within the gardens, enjoying extensive views across adjoining farmland and surrounding countryside. Currently utilised as a home office, the pod also offers valuable additional sleeping accommodation for family or guests during the summer months and benefits from a W.C and connected power, lighting and internet connection.

#### Land and Buildings

The property includes 4 acres or thereabouts grazing land arranged in two enclosures with separate roadside access and benefiting from natural and mains water. Well maintained fences and gates. Modern agricultural building and a range of timber built stabling, comprising 4 loose boxes and separate tack room, rubberised matting flooring and a concreted yard. Small feed store. The modern barn is situated to the rear (10m x 7m) constructed from concrete block and profile metal sheeting, sliding entrance door, concrete floor and timber mezzanine storage area. The main equestrian facility comprises a standard competition sized menage (40m x 20m) with free drainage silicone and rubberised base, timber perimeter rails. Access to all areas is direct from the public highway, with ample parking and space for lorries and trailers.

#### Planning

Planning permission was previously granted for the extension of the dwelling to create a two-storey, five-bedroom house. This consent has now lapsed but may provide an indication of the potential for future development, subject to the necessary consents being obtained.



### Services

Mains water and electricity are connected. The property benefits from solar panels installed on the roof of the modern outbuilding, generating electricity which is fed back into the national grid under a tariff arrangement. A newly installed private water treatment plant provides drainage for the property. Satellite internet connection is also available. Oil fired central heating and LPG gas fire to Lounge.

### Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

### Council Tax

Conwy County Borough Council Tax Band E

### Directions

From Abergele, proceed along Llanfair road for approximately 3 miles, at the crossroads take a right turning signposted Betws yn Rhos and take the next right hand turning down a single track road and follow this road down to Tan y Bryn which will be located on the right hand side.

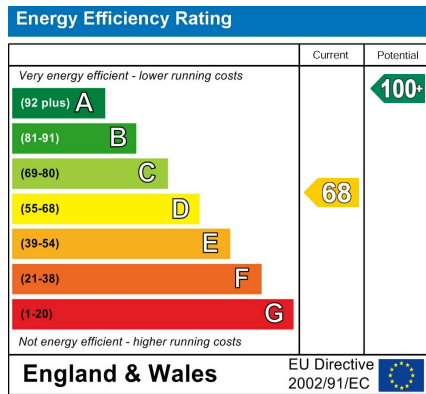
### Agent't Note:

A further 12 acres are available to purchase if required. Please ask Agent for further details.

### What 3 Words:

pronouns suspended shine





These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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