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| AR WERTH DRWY DENDR -  Adeilad hen ysgol a thŷ ysgol traddodiadol Fictoraidd gyda chryn dipyn o dir o’u cwmpas.  Cyfle adnewyddu / datblygu gwych. Adeilad ysgol Fictoraidd hardd gydag oddeutu 0.93 erw o dir, yn cynnwys buarth ysgol, gerddi glaswelltog ac ardaloedd chwarae. Mewn lleoliad gwych mewn pentref gwledig yn harddwch Dyffryn Conwy a Pharc Cenedlaethol Eryri. Dyma gyfle unigryw i ail-ddatblygu a/neu drawsnewid.  Dyddiad cau derbyn tendrau anffurfiol: 12pm dydd Gwener 15 Hydref 2021.  Mewn lleoliad braf ym mhentref gwledig Tal y Bont yn harddwch Dyffryn Conwy. Mae’r eiddo ar gyrion Parc Cenedlaethol Eryri.  Mae tref Conwy yn oddeutu 7 milltir; tref farchnad draddodiadol Llanrwst yn oddeutu 6 milltir a phentref Betws-y-coed yn oddeutu 10 milltir o’r eiddo. Mae’r eiddo fewn cyrraedd hawdd i wibffordd yr A55.  LLEOLIAD  LLETY  Ar gyfarwyddyd Cyngor Bwrdeistref Sirol Conwy mae Gwerthwyr Tai IMW yn falch o werthu’r  hen ysgol hanesyddol hon, sy’n cynnig amrywiaeth o gyfleoedd datblygu yn amodol ar ganiatâd priodol.  Mae cynlluniau ac ymholiadau rhagarweiniol i Awdurdod Parc Cenedlaethol Eryri wedi dangos y byddai ail-ddatblygiad yn bosibl.  Mae’r tir yn wastad ac yn ymestyn oddeutu 0.93 erw, ac fe geir wal ar dair ffin ac Afon Dulyn ar y ffin ddeheuol. Ceir mynediad hawdd i’r B5106 sy’n arwain o Gonwy i Fetws-y-coed.  Dylid cyfeirio pob ymholiad ynglŷn â defnyddiau arfaethedig yr ysgol at Adran Gynllunio Parc Cenedlaethol Eryri. Bydd ystyriaethau yn seiliedig ar y polisïau perthnasol a geir yng Nghynllun Datblygu Lleol Eryri. Mae copi o’r cynllun hwnnw a’r cyngor/canllawiau cynllunio ategol ar gael ar y wefan yn [www.eryri.llyw.cymru](http://www.eryri.llyw.cymru).  Fel arall, gellir edrych ar yr ysgol fel addasiad deiliadaeth sengl, gan weddnewid yr hen ysgol hardd hon yn gartref llawn cymeriad gyda gerddi helaeth mewn lleoliad hudolus yn y pentref.  Bydd copïau o’r brasluniau rhagarweiniol a’r syniadau cynllunio cychwynnol ar gael i brynwyr bona fide wrth ymweld â’r eiddo.  Mae’r llety yn cynnwys (bras fesuriadau  yn unig):  Prif Adeilad yr Ysgol, yn cynnwys Tŷ’r Ysgol:  Cyntedd: Toiledau plant, merched a bechgyn.  Ystafell fwyta: 19'8" x 14'9" (6 x 4.5) Llawr pren, yn edrych dros flaen yr eiddo.  Cegin a Storfeydd: 21'4" x 19'8" (6.5 x 6)  Cegin: Gyda gwaith plymio a chysylltiadau nwy,  boeler nwy ar y wal, ffenestri yn edrych dros ochr y safle a’r cefn.  Prif Ystafell Ddosbarth: 37'8" x 20'0" (11.49 x 6.1) Ffenestri yn edrych dros ochr a chefn yr eiddo.  Ystafell TG: 19'8" x 19'8" (6 x 6) Llawr pren,  ffenestri yn edrych dros flaen a chefn yr eiddo.  Cyntedd Mewnol: Yn cynnwys storfa gyda boeler gwres canolog.  Drws cefn a lobi yn arwain i:  Ystafell Gotiau: 9'9" x 4'9" (2.97 x 1.45)  Ystafell Athrawon a Storfa: 15'3" x 8'2" (4.66 x  2.5) Boeler Valiant, silffoedd a chypyrddau.  Swyddfa’r Pennaeth: 12'1" x 9'7" (3.69 x 2.92) Yn edrych dros flaen yr eiddo.  Storfa: 6'6" x 5'10" (1.99 x 1.78)  Hen Lyfrgell: 12'0" x 11'1" (3.65 x 3.38)  Portsh Ochr:  Grisiau tro yn arwain i fyny i:  Llawr Cyntaf - Pen Grisiau:  Ystafell Chwarae: 11'2" x 10'9" (3.41 x 3.27)  Ystafell Chwarae: 9'10" x 14'2" (3 x 4.33)  Yn edrych dros flaen yr eiddo.  Ystafell Ymolchi: Toiled uchel, basn golchi dwylo a baddon.  Storfa: 11'0" x 7'5" (3.36 x 2.25)  Dosbarth Tu Allan (adeilad math Porta Cabin dros dro) 50'10" x 18'8" (15.5 x 5.7)  Yn cynnwys dwy ystafell ddosbarth, dwy swyddfa a storfa, toiledau plant x 3.  Tu allan: Buarth chwarae mawr y tu ôl i’r adeilad, lle chwarae glaswelltog caeedig ar un ochr, gardd laswelltog sefydledig gyda choed  a phlanhigion o flaen yr adeilad, a rhodfa i mewn ac allan.  Gwasanaethau: Dŵr o'r prif gyflenwad, cysylltiad trydan a systemau draenio yn eu lle.  Gweld yr Eiddo: Drwy apwyntiad efo’r asiant, Gwerthwyr Tai Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, ffôn 01492 55 55 00. E-bost conwy@iwanmwilliams.co.uk  Dull gwerthu: Drwy dendr anffurfiol. Dylai pob cynnig gyrraedd swyddfa’r asiant, 5 Bangor Road, Conwy, LL32 8NG, mewn amlen seliedig gydag ‘Ysgol Tal y Bont’ wedi’i nodi’n glir arni, erbyn dydd Gwener 15 Hydref 2021 fan bellaf.  Prawf o Hunaniaeth: Er mwyn cydymffurfio â rheoliadau atal gwyngalchu arian, mae Gwerthwyr Tai Iwan M Williams yn gofyn i bob prynwr ddarparu prawf o hunaniaeth a phrawf o’u cyfeiriad preswylio presennol. Mae’n rhaid cyflwyno’r dogfennau canlynol ymhob achos:  DOGFENNAU HUNANIAETH: ID gyda llun, fel pasbort neu drwydded yrru gyfredol y DU. TYSTIOLAETH O GYFEIRIAD: cyfriflen banc  neu gymdeithas adeiladu, bil gwasanaeth, bil cerdyn credyd neu unrhyw fath arall o ID, wedi’i gyhoeddi o fewn y tri mis diwethaf, sy’n darparu tystiolaeth o’r breswylfa fel y cyfeiriad gohebu. | FOR SALE BY TENDER -  Substantial, traditional Victorian former school and school house set in large grounds.  Ideal renovation/ development opportunity. A beautiful Victorian school building set in approximately 0.93 of an acre, comprising school yard, grassed gardens and play areas. Superb rural village setting within the beautiful  Conwy Valley and the Snowdonia National Park. This is a unique re-development and/or conversion opportunity.  Closing date for Informal tenders 12 noon Friday 15th October 2021.  Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The property is located on the outer edge of the Snowdonia National Park.  Located approximately 7 miles from Conwy,  approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving  LOCATION  ACCOMMODATION  By instruction of Conwy County Borough  Council IMW Estate Agents are pleased to  offer for sale this historic former school premises which offers a variety of re-development opportunities, subject to necessary consent.  Initial preliminary plans and enquires made to  the Snowdonia National Park Authority provides a positive and encouraging indication that a re-development is indeed possible.  The grounds are level, extending in total to approximately 0.93 of an acre with walled  boundaries to three sides and the Afon Dulyn to the southern boundary. Easy access is  provided onto the B5106 which leads from  Conwy to Betws y Coed.  All enquiries relating to the proposed further uses of the school should be directed to the Snowdonia National Park Planning Department. Considerations will be based on the relevant policies contained within the Eryri Local Development Plan, a copy of the ELDP and supplementary planning advice/guidance will be found on the website www.eryri.llyw.cymru  Alternatively, the school could be looked upon as a single occupancy conversion, transforming this beautiful old school into a character home set in large grounds in magical village setting.  Copies of the preliminary sketches and initial  planning thoughts will be made available to  bona fide purchasers upon viewing the property.  The Accommodation Affords: (approximate  measurements only)  Main School Building Including School  House:  Entrance Hallway: Childrens toilets mail and female.  Dining Room: 19'8" x 14'9" (6 x 4.5) Timber flooring, overlooking front.  Kitchen and Stores: 21'4" x 19'8" (6.5 x 6)  Kitchen: With plumbing and gas connection,  wall mounted gas boiler, windows overlooking side and rear elevation.  Main Classroom: 37'8" x 20'0" (11.49 x 6.1)  Windows to side and rear elevation.  IT Room: 19'8" x 19'8" (6 x 6) Timber  flooring, windows to front and rear elevation.  Inner Hallway: Including walk in store room housing central heating boiler.  Rear entrance door and lobby leading to:  Cloakroom Room: 9'9" x 4'9" (2.97 x 1.45)  Staff Room and Store: 15'3" x 8'2" (4.66 x  2.5) Valiant boiler, shelving and storage  cupboards.  Head Teachers Office: 12'1" x 9'7" (3.69 x  2.92) Overlooking front of property.  Store: 6'6" x 5'10" (1.99 x 1.78)  Former Library: 12'0" x 11'1" (3.65 x 3.38)  Side Entrance Porch:  Turn staircase leading up to:  First Floor - Landing:  Play Room: 11'2" x 10'9" (3.41 x 3.27)  Play Room: 9'10" x 14'2" (3 x 4.33)  Overlooking front.  Bathroom: High level WC, wash basin and  bath.  Store Room: 11'0" x 7'5" (3.36 x 2.25)  Outside Classroom ( Temporary building -  Porta Cabin type) 50'10" x 18'8" (15.5 x 5.7)  Comprising 2 classrooms, 2 offices and store, children's WC x3.  Outside: Large tarmacadam school yard to  rear, side grassed play enclosure, established  grassed grounds with specimen trees and plants to front, in and out driveway.  Services: Mains water, electricity and drainage are connected to the property.  Viewing: By appointment through the agents,  Iwan M Williams, 5 Bangor Road, Conwy,  LL32 8NG, tel 01492 55 55 00. Email  conwy@iwanmwilliams.co.uk  Method of sale: By Informal Tender. All  offers to be received at the agents office, 5  Bangor Road, Conwy, LL32 8NG, in a sealed  envelope clearly marked 'Ysgol Tal Y Bont',  by no later than Friday 15th October 2021.  Proof Of Identity: 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. |