



# 1 Fron Deg

Penmachno LL24 0YR

£169,950

A spacious, well presented end terrace stone cottage in idyllic edge of village setting enjoying valley views.

Located on the edge of the village but within level walking distance of local amenities and popular walks. Improved and upgraded over the years benefiting from new roof, uPVC double glazed windows, central heating, large rear garden with extensive views.

Affording: Open plan lounge, dining room and kitchen, landing, bedroom 1, bedroom 2 and bathroom.

Immaculately presented character home in popular village withing the Snowdonia National Park.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





## Location

Penmachno is approximately 3 miles from the picturesque village of Betws y Coed surrounded by woodlands and forest in an area of outstanding natural beauty where the tributaries of the rivers Conwy, Llugwy and Lledr meet.

The Accommodation Affords:  
(Approximate measurements only)

Composite Double Glazed Front Door:  
Leading to:

Open Plan Ground Floor

Lounge:

14'0" x 12'9" (4.29m x 3.89m)

Recessed fireplace surround with slate hearth housing cast iron multifuel stove; telephone point; TV point; uPVC double glazed window overlooking front of the property; radiator. Staircase leading off to first floor level.

Dining Room:

10'0" x 8'7" (3.07m x 2.64m )

Tiled floor; understairs storage cupboard; double panelled radiator.





#### Kitchen:

13'1" x 6'3" (4m x 1.91m)

Bespoke timber built kitchen with wooden worktops; porcelain Belfast style sink; plumbing for automatic washing machine; electric cooker point; built-in filter extractor hood; tall cupboard; wall mounted ' Worcester' combi boiler for central heating and hot water; uPVC double glazed window overlooking rear with views; slate tiled floor.

#### First Floor

#### Landing:

Built-in overhead storage cupboards together with additional 2 built-in recess cupboards with shelving.

#### Bedroom 1:

14'8" x 7'11" (4.49m x 2.42m )

Radiator; uPVC double glazed window overlooking front with open aspect and views.

#### Bedroom 2:

11'1" x 5'8" (3.38m x 1.74m )

Radiator; uPVC double glazed window overlooking front.

#### Bathroom:

Three piece suite comprising panelled bath with shower above; shower screen; pedestal wash hand basin; low level W.C; ladder style heated towel rail; extractor fan; uPVC double glazed window to rear.

#### Outside:

Small forecourt garden area to front with low level wall and wrought iron boundary fencing. Attractive enclosed rear garden with flagged patio area; grassed garden and established shrubs and plants. Timber built garden store shed/summer house. LPG gas tank.

#### Agents Note:

Please note that there is a right of way walk-way for other property owners along the side and rear of number 1, leading to number 2, 3, and 4.

#### Services:

Mains water, electricity and drainage are connected to the property. LPG gas central heating.

#### Viewing Llanrwst

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)

#### Council Tax Band:

Conwy Country Borough Council - Band B.

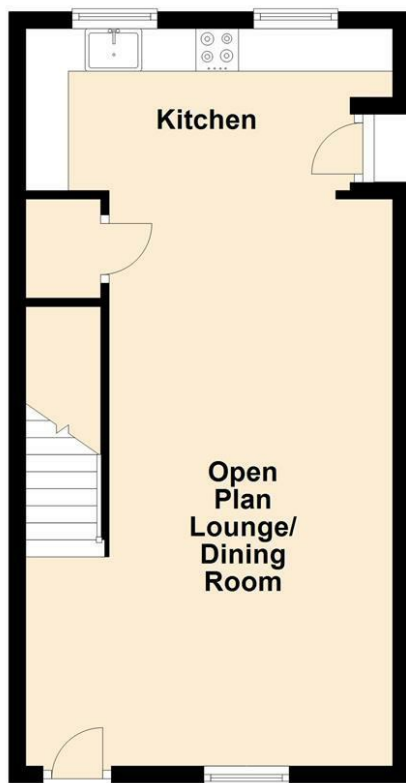
#### Proof Of Funds

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.

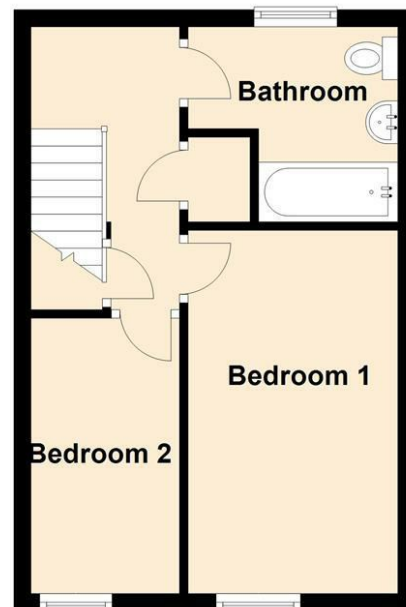


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	46	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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.

## Iwan M Williams Estate Agents

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