



## Pwll Y Garth

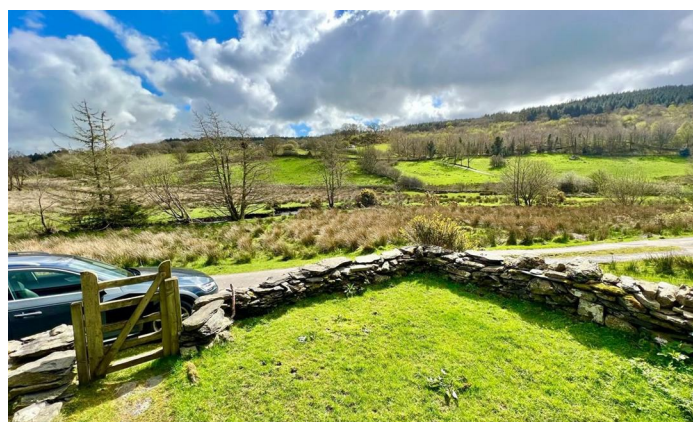
Penmachno LL25 0HJ

£315,000

A well presented, recently upgraded detached stone cottage in idyllic countryside setting within a hidden valley in the Snowdonia National Park.

Double fronted stone cottage offering character accommodation amongst beautiful countryside far from the hustle and bustle of everyday life. Located close to the historic National Trust owned former Bishop Williams Morgan's house - renowned for translating the Bible into Welsh. Affording entrance hall with under-stair storage cupboard, dining room, kitchen with marble worktops, lounge, 2 double bedrooms and bathroom. Inglenook fireplace with multi-fuel stove, oil central heating and double glazing.

Viewing Highly Recommended.



Tel: 01492 642551

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





## Location

### Location

Located approximately 1.5 miles from Penmachno village, 6 miles from Betws y Coed and approximately 1.5 miles from Pont y Pair Railway Station. The property is located in a peaceful hidden valley and is surrounded by open countryside. Please note that the outbuildings adjacent are not in ownership.

The Accommodation Affords:  
(Approximate measurements only)

### Entrance Hall

With Oak timber flooring, understairs storage cupboard, cloak hooks.

### Dining Room

11'8" x 11'11" (3.57m x 3.64m)

Feature recessed fireplace with multi fuel cast iron stove, beamed ceiling, double glazed sash window to front elevation, traditional column radiator.





## Kitchen

12'4" x 8'0" (3.77m x 2.46m)

Fitted range of baser and wall units in cream with marble worktops; inset 'Belfast' style porcelain sink with mixer tap; integrated fridge freezer; oven; 4 plate ceramic hob and extractor above; inset spotlighting; windows overlooking side and rear elevations.; built-in cupboard housing water cylinder tank; plumbing for washing machine; radiator.

## Lounge

15'3" x 12'0" (4.65m x 3.68m )

Feature recessed inglenook style fireplace with cast iron stove, raised heath, column, sash double glazed window to front elevation with open aspect and views, beam ceilings. Staircase leading off to:

## First Floor Level

### Landing

With conservation sky light, column radiator.

### Bedroom 1

12'0" x 11'9" (3.68m x 3.6m)

Cast iron fireplace, skylight window, uPVC double glazed sash window to front enjoying views, radiator.

### Bedroom 2

12'1" x 9'4" plus doorway (3.7m x 2.85m plus doorway)

Cast iron fireplace, radiator, uPVC double glazed sash window to front elevation enjoying extensive views. Skylight.

### Bathroom

3 piece suite comprising panelled bath with shower above, shower screen, vanity wash basin and concealed cistern WC; wall mirror with integrated lighting; skylight window.

### Outside

Garden area to front, side and rear. Front parking area providing space for 2 cars. Fencing surrounding the side garden.

### Services

Mains electricity, septic tank drainage, private water supply with ultraviolet filtration system.

### Agents Note

Please note that the property has been upgraded and renovated in recent years and has benefited of a new roof within the last 15 years. The property is subject to covenants in favour of The National Trust.

\*Please also note that the outbuildings to the right hand side of the property are not in ownership.\*





## 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)

## Proof Of Funds

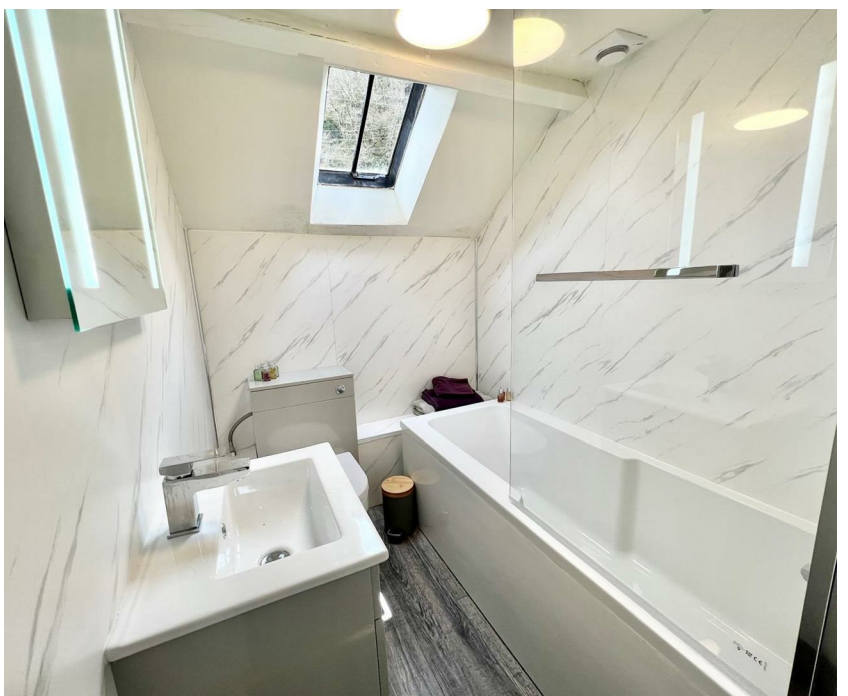
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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

Band B - Conwy County Borough Council


## Directions

From the village of Penmachno, follow signposts for Ty Mawr Wybrnant located approximately 1.75 miles from the village next to Ty Mawr Wybrnant.







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>		
(55-68) <b>D</b>		
(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	

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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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