



## 2 Cardiff House White Street

Penmachno LL24 0UA

£109,950

A traditional well presented 3 storey character property located in prominent village centre setting within the Snowdonia National Park.

Cardiff House is a house is a character house in a convenient central location in a popular village. Affording Ground Floor, Kitchen / Diner with feature inglenook style fireplace and fitted kitchen units. First Floor lounge with timber flooring and feature fireplace. Second Floor with bedroom and bathroom.

The property benefits from uPVC double glazing with views to surrounding countryside. Electric and solid fuel heating.

Ideal first time buy - Viewing Recommended



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.

Affording Entrance Hall, Kitchen / Diner, Lounge, Bedroom 1 and Bathroom

The Accommodation Affords  
(approximate measurement only)

### Kitchen / Dining Area

13'2" x 9'4" (4.03m x 2.87m)

uPVC double glazed front door with stairs leading off First Floor Level, inglenook style solid fuel cooker with stone surround and slate lintel. Fitted range of base units with complementary worktops, space and plumbing for automatic washing machine, electric hob with extractor canopy above, ceramic Belfast sink (NO hot water connected to kitchen), decorative wall tiling, inset spot lighting, large slate flagged flooring, uPVC double glazed sash windows overlooking front elevation, wall mounted electric heater, cloak hooks, cupboard housing electric units.

### First Floor Level

Leading into lounge

### Lounge

13'2" x 11'10" (4.03m x 3.63m)

Inglenook style multi fuel burner with slate hearth and lintel, timber flooring, cupboard with shelving and lighting, wall mounted electric heater, uPVC double glazed sash windows enjoying open aspect and views, TV point and Telephone point.

### Second Floor Level

#### Bedroom 1

9'9" x 9'3" (2.99m x 2.84m)

uPVC double glazed window enjoying views to front of property, exposed beam feature, small wall mounted electric heater, TV point.

#### Bathroom

9'8" x 5'1" (2.97m x 1.56m)

Fitted three piece suite comprising panelled bath with electric shower above, low level W.C, vanity wash basin with mixer tap, frosted sash uPVC double glazed window, airing cupboard housing hot water cylinder with slated shelving, timber flooring, small electric heater.

### Council Tax Band

Conwy County Borough Council - Tax Band "A"

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

### Proof Of Funds

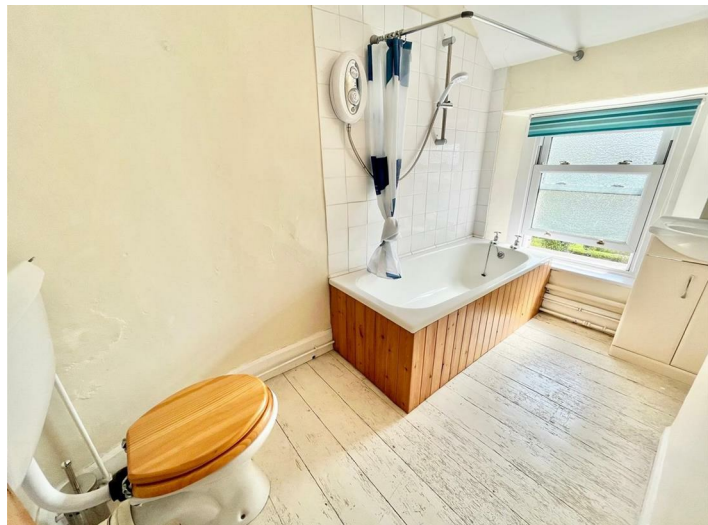
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

### Directions

Proceed into the village centre, over the bridge, take a left turn by village green and the property will be viewed on the right hand side on the approach to White Street.

### Penmachno

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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