



Llugallt, Glasgwm Valley

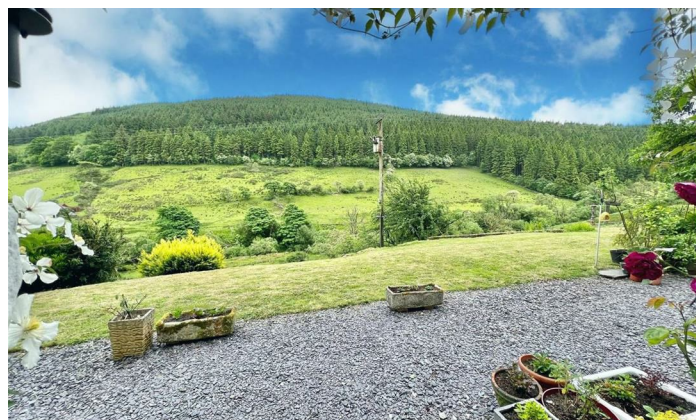
Penmachno LL24 0PU

£365,000

An idyllic period Welsh Cottage dating back to the 16th Century set in approximately 2.2 acres with panoramic countryside views.

VIEWING HIGHLY RECOMMENDED

Occupying a quiet rural position in a most beautiful countryside setting, commanding far reaching views across and down the Glasgwm Valley. Character accommodation, beautifully presented throughout. Briefly affording : Open plan living room, kitchen and dining room with vaulted ceiling, crog loft, inglenook fireplace. Bedroom with shower, WC and wash basin, small study and walk in wardrobes., Lean - to Utility / Store, well maintained gardens.



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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



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 River Conwy, Llugwy and Lledr meet.

The Accommodation Affords
(Approximate Measurements Only)

Open Plan Living Room, Kitchen & Dining Area

20'8" x 12'5" (6.3m x 3.81m)

Feature Inglenook fireplace with wood burning stove; Oak lintel and raised hearth; telephone point; window overlooking front with views; radiator; vaulted ceiling; stable front door; crog loft above.

Kitchen

Base and wall units; electric cooker point; stainless steel over 4 ring ceramic hob; canopy stainless steel extractor above; single drainer sink with mixer taps; wall panel electric heater; space for fridge.

Crog Loft

12'4" x 8'8" (3.76m x 2.65m)



Cloakroom

6'3" x 3'9" (1.91m x 1.15m)

Low level WC; pedestal wash hand basin; heated towel rail; medicine cupboard, extractor fan.

Bedroom 1

14'4" x 9'6" (4.37m x 2.92m)

Radiator; windows overlooking side and front elevation; vaulted ceiling; wall lights; large shower enclosure with glazed door leading into study.

Study

7'6" x 5'6" (2.29m x 1.7m)

Leading from the Bedroom and has walk-in wardrobe.

Lean-to Utility / Store

12'3" x 6'11" (3.75m x 2.11m)

Plumbing for washing machine, outside tap, Glowworm central heating boiler, power and light

Outside

The property is situated in a beautiful setting enjoying views, has attractive well established garden with plants and shrubs, driveway leading to hardstanding and parking, front patio area enjoying views. In addition to the garden there is approximately 2.2 acres of adjoining paddock which providing complete privacy. Large lean to store extending along rear of house (8.81m x 2m).

Services

Mains water; electricity and LPG are connected to the property, Septic tank drainage.

Viewing Llanrwst

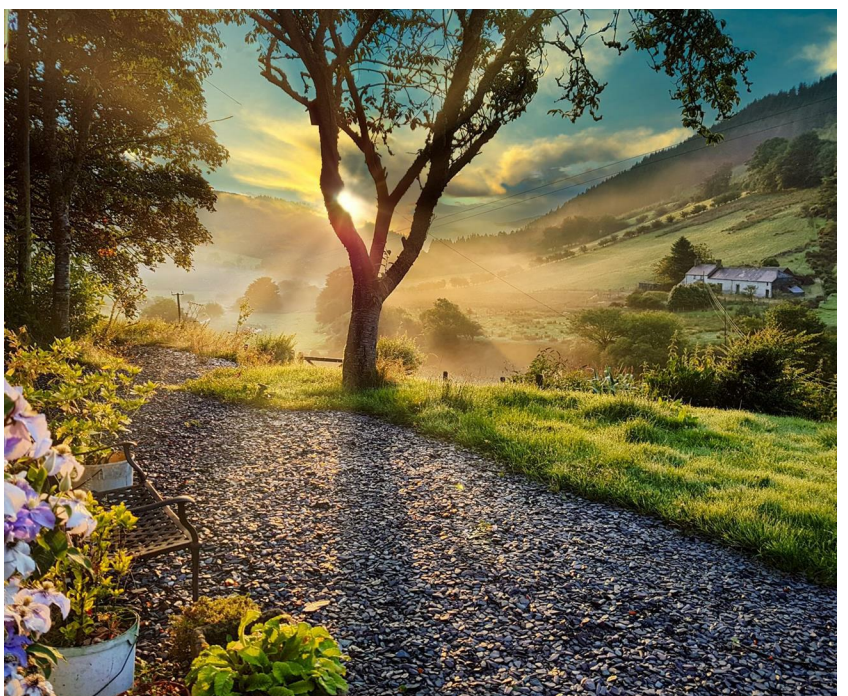
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk


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 of Penmachno, over the bridge, take a right by The Eagles Hotel and keep left of the shop, continue for approximately 0.9 mile and the property will be viewed just under the road of the left hand side.



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