



Islwyn

Penmachno LL24 0PP

£399,500

A magnificent double fronted 4 bedroom family home set in beautifully maintained grounds in a rural hamlet within 3 miles of Betws Y Coed in the Eryri / Snowdonia National Park.

Traditional, well presented home retaining a wealth of original charm and character.

Large level gardens, ample parking, views to surrounding countryside. Convenient for access to popular hillside and forest walks, Conwy Falls and Penmachno Village. Affording Reception Hall, Lounge, Dining Room, Rear Morning / sitting Room, Utility, Kitchen, Landing, 4 Bedrooms and Bathroom. Central Heating and majority uPVC double glazing. The property offers tremendous scope but is in need of some modernisation.

A beautiful family home in an idyllic setting.

Viewing Highly Recommended



Tel: 01492 642551

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





Location

Situated in a quiet hamlet between Penmachno and Betws y Coed village approx 1.5 miles from Penmachno and 1.5 miles from Betws y Coed

The property is in a beautiful countryside setting surrounded by fields and woodland.

The Accommodation Affords
(Approximate Measurements Only)

Ground Floor covered Entrance with original front door leading into

Reception Hall:

"Parquet" style block flooring, timber panelling to wainscot level, radiator, staircase leading off to First Floor Level.

Lounge

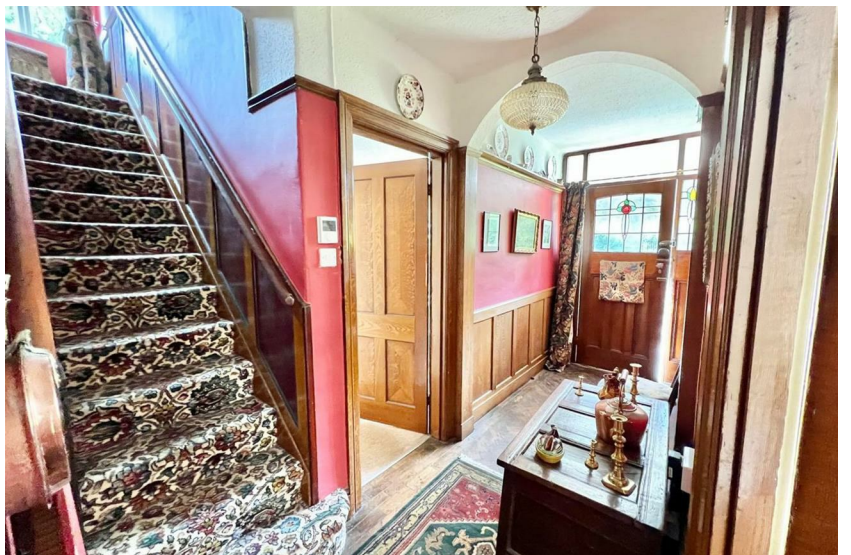
13'1" x 12'1" (4m x 3.7m)

Feature original fireplace surround with coal effect gas fire, inset marble and hearth, book shelving, original leaded bay window overlooking front garden, double panelled radiator.

Dining Room

11'3" x 9'10" x plus bay (3.44m x 3m x plus bay)

Original leaded stained glazed window overlooking front, double panelled radiator, picture rail.



Sitting / Morning Room

17'11" x 9'4" (5.47m x 2.87m)

Including utility area, fireplace surround and hearth, timber over mantel, TV and telephone point, uPVC double glazed window overlooking side of property. Built in storage cupboard into alcove recess, picture rail, double panelled radiator.

Utility / Walk in Pantry with shelving, plumbing for automatic washing machine, wall mounted Baxi central heating boiler, cloak hooks, uPVC double glazed window to rear.

Breakfast Kitchen

11'11" x 8'4" (3.65m x 2.55m)

Base and wall cupboard, space for fridge freezer, double drainer sink, plumbing for dishwasher, radiator, walk in under stairs storage cupboard, timber rear door.

First Floor

Landing:

Window overlooking side elevation, radiator.

Shower Room

Walk in shower with glazed screen, pedestal wash hand basin, built in airing cupboard and linen storage cupboards, radiator, uPVC double glazed window.

Separate W.C

Low level suite.

Bedroom 1

12'10" x 12'1" (3.93m x 3.7m)

Radiator, built in wardrobe, TV point, uPVC double glazed window overlooking front enjoying views, picture rail, walk in box room with window to front elevation.

Bedroom 2

12'7" x 9'10" (3.84m x 3m)

uPVC double glazed window overlooking front, picture rail, radiator, built in wardrobe.

Bedroom 3

10'4" x 9'6" (3.15m x 2.91m)

uPVC double glazed window overlooking rear, radiator, picture rail.

Bedroom 4 / Study

8'0" x 6'2" (2.46m x 1.9m)

Picture rail, radiator, uPVC double glazed window overlooking rear,



Outside

The property commands an extensive corner plot comprising established well maintained gardens with a variety of specimen trees, shrubs and plants. The gardens are beautifully maintained and laid to lawn with central driveway providing ample off road parking, side pedestrian access and path leading to front of house, raised terraced seating area, covered front veranda, greenhouse, garage located at lower level to rear. In addition to the garden the current owners do rent a small parcel of land from The National Trust and, upon request, the National Trust may extend this licence to the new owner.

Services

Mains water, electricity connected to the property, LPG central heating, 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

Council Tax Band

Conwy County Borough Council - Council Tax Band "E"

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

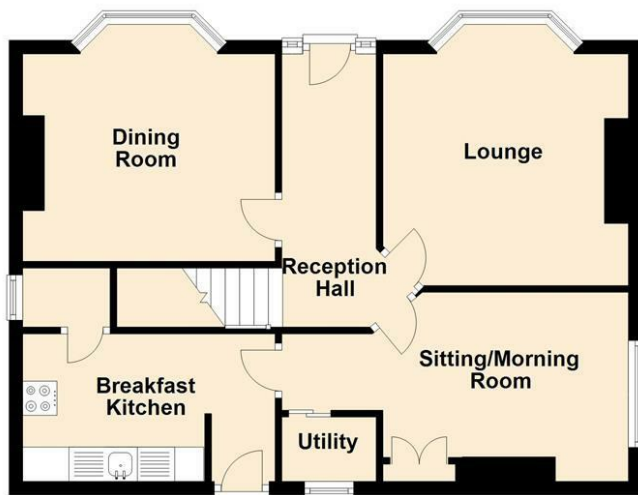
From Betws y Coed head south along the A5 for approx 2 miles to the junction of the B4406 which leads to Penmachno. Turn right by Conwy Falls at this junction. Follow the road over stone bridge to the next hamlet and Islwyn will be viewed on right hand side.



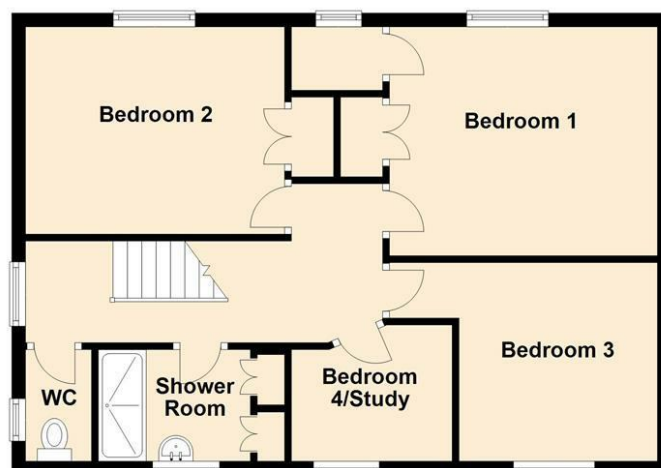


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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