



1 Dyfnant Terrace

Cwm Penmachno LL24 0RH

£179,500

A traditional, well presented end terrace stone cottage with gardens to front and rear. Edge of village setting enjoying extensive views.

Improved and upgraded 2 bedroom stone cottage with character features retained throughout including beams and original fireplace. uPVC double glazing and central heating. Affording Entrance Hallway, Lounge, Dining / Kitchen, Shower Room, 2 Double Bedrooms, and Attic Room. Off road parking area for two cars, attractive gardens to front and rear of the property.

Superb Countryside views to both front and rear.

VIEWING RECOMMENDED



Tel: 01492 642551

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





Location

The Accommodation Affords
(Approximate Measurements Only)

Side Entrance Hall

Radiator, uPVC double glazed window, stable front door.

Inner Lobby, uPVC double glazed window.

Living Room

11'9" x 11'1" (3.6m x 3.4m)

Feature recessed fireplace with cast iron multi fuel stove, slate lintel over, slate hearth, timber flooring, uPVC double glazed bay window overlooking front of the property enjoying views, double panelled radiator, staircase leading off to First Floor Level.

Kitchen

11'4" x 11'0" (3.47m x 3.36m)

Feature recessed fireplace surround with slate lintel over housing Belling Electric induction Range, beamed ceiling, handmade pine base and wall units with complementary worktops, plumbing for automatic washing machine and space for fridge and freezer, range of shelving, uPVC double glazed window overlooking rear garden.



Downstairs Shower Room

Bespoke glass shower enclosure with waterfall shower and detachable hose head, low level W.C, wash basin, radiator, spot lights, uPVC double glazed privacy window.

First Floor Level

Bedroom 1

11'3" x 11'1" (3.43m x 3.44m)

Double panelled radiator, timber flooring, uPVC double glazed window overlooking front enjoying views, staircase leading off to attic room.

Bedroom 2

11'9" x 11'3" (3.6m x 3.44m)

uPVC double glazed window overlooking rear enjoying views, built-in wardrobes / storage cupboard and airing cupboard.

Outside

Front and rear gardens enjoying stunning views of the valley, large shed and gate access. Slate driveway to front with parking for 2 cars.

Services

Mains electricity, water and drainage connected to property

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 - Conwy Tax Band - "B"

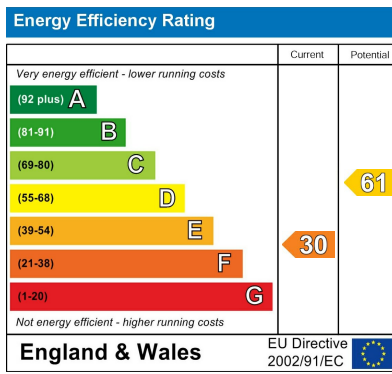
Proof of Funds

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.

Directions

Proceed into the village of Cwm Penmachno and the property will be viewed on the right hand side.





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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