



## 2 Glan Aber Terrace

Cwm Penmachno LL24 0RU

£120,000

A traditional double fronted stone cottage in rural village setting surrounded by open countryside and popular walks.

Inner terrace 2 bedroom cottage with gardens to front and rear. The property backs onto open farmland and enjoys extensive hillside views. Good size rear garden. Affording Entrance Hall, Lounge, Sitting Room / Bedroom 3, Inner Hallway, Cloakroom, Breakfast / Kitchen, Landing, 2 Bedrooms and Shower Room. Character original features retained but upgrading and modernisation is required throughout. uPVC double glazing to majority.



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



## Location

Situated within the village of Cwm Penmachno enjoying extensive views. Cwm Penmachno is a small rural village set in beautiful surroundings, located approximately 3 miles from Penmachno and 7 miles from Betws Y Coed.

## The Accommodation Affords (Approximate Measurements Only)

Small Entrance Hall with staircase leading off to First Floor Level, timber and glazed front door.

### Lounge

14'9" x 9'4" (4.5m x 2.85m)

Slate flooring, feature inglenook style fireplace surround with slate hearth and cast iron multi fuel inset (NOT TESTED) uPVC double glazed window to front, night storage heater, door leading to rear entrance passage with under stairs storage cupboard, cloakroom with low level W.C and plumbing for automatic washing machine, uPVC double glazed window, timber and glazed rear door leading to outside garden.

### Sitting Room:

uPVC double glazed window overlooking front.



## Breakfast / Kitchen

11'1" x 9'8" (3.38 x 2.95m )

Base units with worktops over, single drainer sink with geezer for hot water, electric oven, 4 plate ceramic hob, night storage heater.

## First Floor Level

### Landing

### Bathroom

8'1" x 6'6" (2.48m x 2m)

Three piece suite comprising shower , shower enclosure, low level W.C, pedestal wash hand basin, night storage heater, wall tiling, uPVC double glazed window, built in linen cupboard.

### Bedroom 1

15'0" x 7'7" (4.59m x 2.33m)

uPVC double glazed window overlooking front and rear, night storage heater.

### Bedroom 2

8'0" x 9'6" (2.46m x 2.91m)

Night storage heater, uPVC double glazed window to front.

## Outside

The property has level garden to front, tiered rear garden with outside seating area, grassed area and outside store shed.

## Services

Mains water, electricity and drainage connected to the property.

## 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)

## Council Tax Band

Conwy County Borough Council tax band - "B"

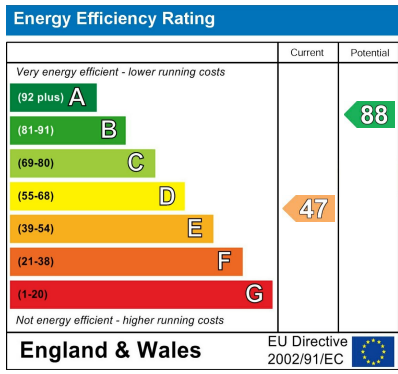
## Proof Of Funds

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, climbing up to the upper part by Rhiwbach Quarry, turn right and passing the playing field on the left hand side and Glan Aber Terrace is on the left hand side and No 2 is second on the left.





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

## Iwan M Williams Estate Agents

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