



## 4 Cwm Road

Penmachno LL24 0UN

£139,500

A stylish, newly refurbished end terrace stone cottage located in a private setting within a popular rural village. Large garden and countryside views.



A character stone built cottage in private set back setting within close proximity of village centre and amenities. Open plan Lounge Kitchen / Dining area with stairs off to large first floor Bedroom & Bathroom. Inglenook fireplace with wood burner stove, uPVC double glazing, beam ceiling. Bedroom with feature vaulted ceiling and exposed stone breasting and fireplace. Attractive cottage garden , outside former W.C



VIEWING HIGHLY 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.

The Accommodation Affords  
(Approximate Measurements Only)

Covered Front Door

Composite stable front door leading to:

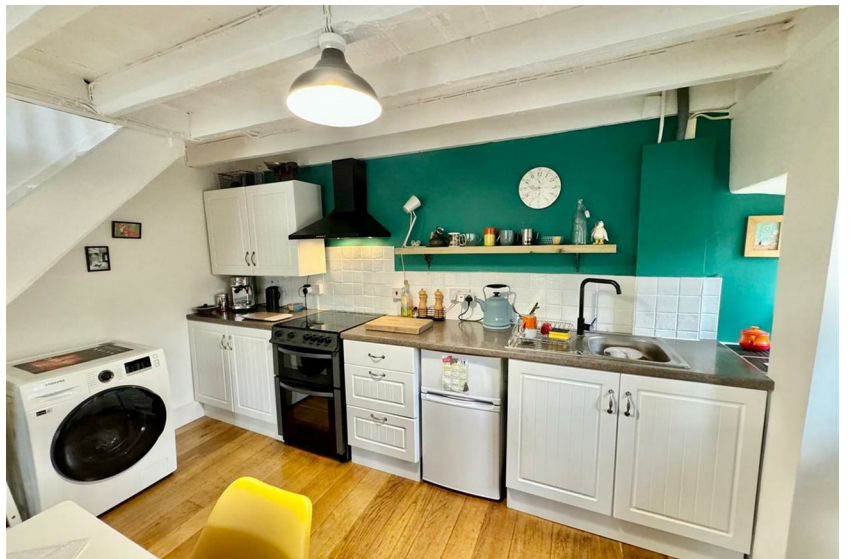
Open Plan Living Room and Dining Area

Kitchen

19'8" x 12'2" (6m x 3.73m)

Living room :- Feature inglenook style recessed fireplace with slate lintel over, raised porcelain / ceramic hearth, cast iron wood burner stove, uPVC double glazed window to front elevation, beamed ceilings, oak flooring.

Dining Area:- Fitted range of base and wall units with complementary worktops, electric cooker point, extractor above, single drainer sink, space for fridge, plumbing for washing machine, wall lighting, electric meters, timber and glazed side door, Staircase leading off to :



## Bedroom

19'8" x 12'2" (6m x 3.73m)

Laminated timber effect floor, vaulted ceiling, recessed former fire place with slate lintel over, exposed roof timbers, ceramic smart heater, Velux and uPVC double glazed window to front enjoying extensive views.

## Bathroom

3 piece suite comprising bath with electric shower above, low level W.C wash hand basin, wall tiling, heated towel rail, uPVC double glazed window to side elevation, built-in cylinder cupboard with factory lagged cylinder, extractor fan.

## Outside

Small garden to immediate front of the property, outside former W.C, large cottage garden with decorative slate seating area, timber garden shed for secure storage, established shrubs, and plants, view from garden to surrounding countryside.

## Services

Mains water, electricity and drainage connected to the property.

## Council Tax Band

Conwy County Borough Council tax band - B

## Viewing Llanrwst

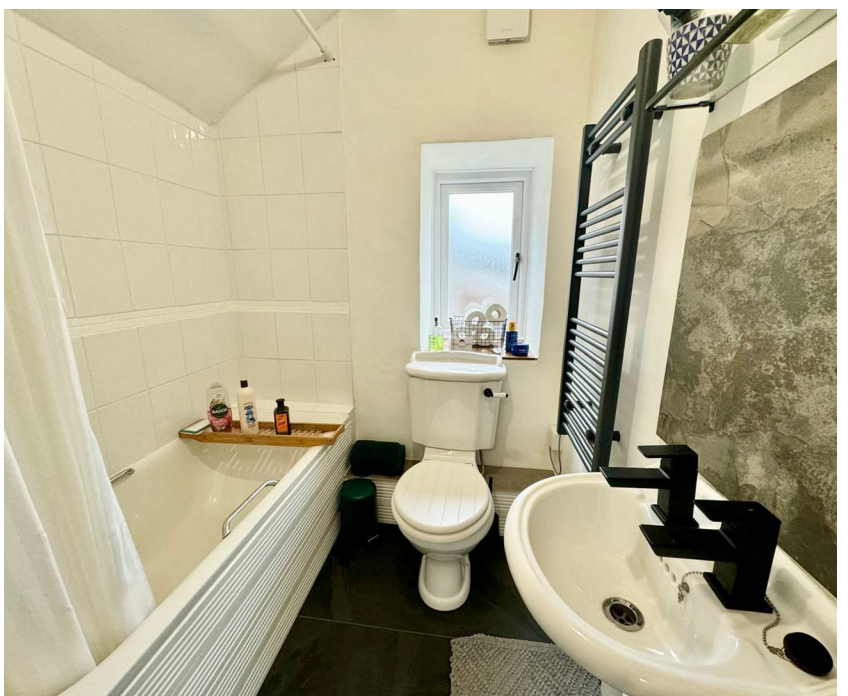
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

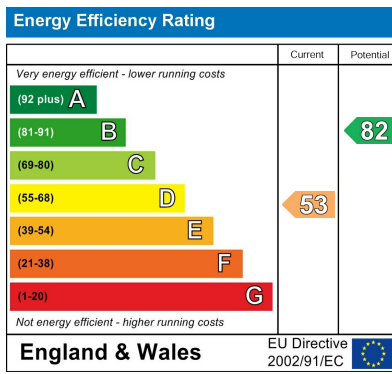
## Proof Of Funds

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 from the A5 to Penmachno village, approximately 2 mile, continue over the stone bridge to the Eagles Public House, turn left towards Cwm Penmachno, proceed along the street and the property will be viewed to the rear of the terrace of cottages with access through an archway.





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.

## Iwan M Williams Estate Agents

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