



2 Bryn Cottage

Cwm Penmachno LL24 0RT

£154,500

A delightful 2 bedroom double fronted former quarryman cottage in rural village setting surrounded by open countryside.

A traditional stone built cottage offer un-spoilt character accommodation in a small terrace of popular cottages within the village. Surrounded by the beauty of the Cwm, this cottage retains original character features including beam ceilings and a superb Inglenook fireplace with slate surround. Affording small Entrance Lobby, Lounge, Kitchen, Shower Room, 2 x First Floor Bedrooms. Views to surrounding countryside. Small forecourt area and additional enclosed garden located across front path.

VIEWING RECOMMENDED



Tel: 01492 642551

<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 Lobby with understairs storage cupboard, beam ceiling, timber front door.

Kitchen

8'0" x 6'10" (2.45m x 2.09m)

Base units, single drainer sink, uPVC double glazed window overlooking front, electric cooker point.

Lounge

15'3" x 9'1" (4.66m x 2.77m)

Feature recess Inglenook fireplace with slate surround with attractive original carvings, cast iron multi fuel stove, beam ceiling, uPVC double glazed window overlooking front and rear elevation, TV point.

Inner Lobby

Staircase leading off to First Floor Level.



Shower Room

6'10" x 7'0" (2.09m x 2.15m)

Low level W.C, pedestal wash hand basin, shower enclosure, electric shower, built-in cylinder cupboard, wall mounted heater, uPVC double glazed window.

First Floor Level

Small landing with double glazed window overlooking front enjoying views.

Bedroom 1

15'1" x 8'9" (4.6m x 2.67m)

uPVC double glazed window overlooking front enjoying views, electric wall heater, exposed timber ceiling.

Bedroom 2

11'10" x 7'2" (3.62m x 2.19m)

Twin room with vaulted ceiling, electric panel heater, uPVC double glazed window to front of property enjoying views.

Outside

Small front enclosed garden area, outside seating with shrubs, also located on the opposite side of a small path is an enclosed garden with garden store sheds and outside seating area.

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 Tax Band - TBC


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 passing the terraces on the lower level and start climbing up towards the upper Cwm area and the property will be viewed on the left hand side being one of 6 terraced cottages.

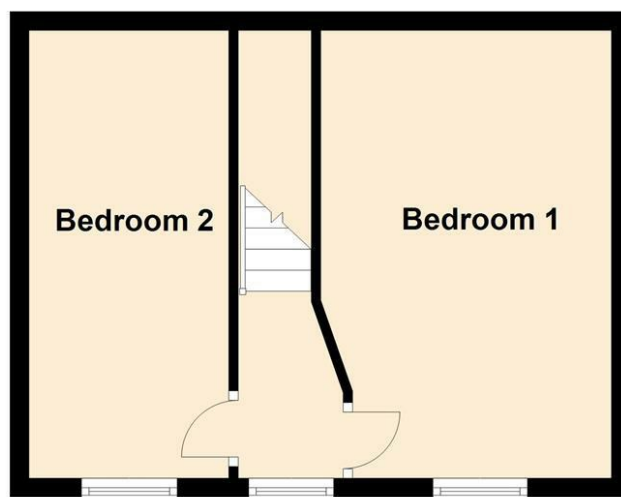


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

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Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

