



Cyn Lythyrdy

Cwm Penmachno LL24 0RH

£189,950

A spacious, well presented semi detached house located in a popular setting within this rural village, surrounded by open countryside.

Improved and upgraded over the years with the benefit of uPVC double glazing and central heating. Affording Reception Hallway, leading into a large Dining/Kitchen, Lounge, 2 double Bedrooms and Bathroom. Views to both front and rear elevations, rear parking and courtyard garden, front covered veranda and outside seating area enjoying views. Convenient location on the lower level of the Village.

Viewing Recommended



Tel: 01492 642551

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



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Reception Hall

Affording Reception Hall with laminated floor, leaded and stained timber and glazed front door, double panelled radiator, staircase leading off to first floor level, understairs storage cupboard.

Dining / Kitchen

12'1" x 17'1" (3.7m x 5.21m)

Fitted range of base and wall units with complimentary worktops, single drainer sink, integrated stainless steel oven, four ring gas hob with canopy stainless steel extractor above, double panel radiator, wall tiling, feature former fireplace, recessed with tiled surround, cast iron stove with timber lintel over, built in cupboard housing central heating boiler, uPVC double glazed window to rear.

Lounge

11'10" x 12'0" (3.63m x 3.68m)

French windows leading onto front garden and covered veranda, telephone and t.v. point, double panelled radiator, picture rail.

First Floor

Spacious landing, access to roof space, built in storage cupboard, uPVC double glazed window to rear, radiator.



Bedroom 1

13'1" x 10'4" (4.0m x 3.17m)

Views overlooking front, uPVC double glazed window, t.v. point, double panelled radiator.

Bedroom 2

10'9" x 10'5" (3.28m x 3.2m)

Cast iron fireplace surround and slate hearth, uPVC double glazed window to rear enjoying countryside views, radiator.

Bathroom

10'2" x 5'7" (3.1m x 1.72m)

Three piece suite, comprising panelled bath with shower above, shower screen, pedestal wash hand basin, low level w.c. dado panelling, wall tiling, chrome heated towel rail, inset spot lighting.

Outside

The property commands a slightly elevated position from the road and has vehicular access to leading to hardstanding parking for 2 vehicles at the rear. Terraced rear garden and courtyard area, outside store shed, power and light connected. Front covered veranda and grassed garden with front seating enjoying views.

Services

Mains water, electricity and drainage are connected to the property, Calor Gas supply for central heating.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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.


Council Tax Band

Conwy County Borough Council Tax Band - "B"

Directions

From Penmachno, continue into the village of Cwm Penmachno, past Carrog Terrace, turn right towards Cwm, over a stone bridge by the converted Chapel and Dyfnant Terrace will be on the right hand side. Go past Dyfnant Terrace and the converted former Church and Cyn Lythyrdy will be viewed on the right hand side just before Lattimer School on the right hand side.



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

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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