



2 Machno Terrace

Cwm Penmachno LL24 0SA

£119,500

A spacious, inner terrace cottage offering 3 bedroom character accommodation in a popular rural village.

Located in the upper village section of Cwm Penmachno surrounded by beautiful countryside, this original quarry mans cottage has been largely extended in the past.

Benefiting from sealed unit double glazing and central heating (Calor Gas).

Affording large open plan Living & Dining Room with beams and inglenook style fireplace, breakfast / Kitchen, Rear Covered Entrance, Spacious Landing with built-in store cupboards, Bedroom 1, Bedroom 2, Bedroom 3, Four piece Bathroom.

The property retains original features throughout but has modern kitchen and bathroom.

The property is in need of some upgrading.

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)

Timber front leads to:

Lounge & Dining Room

19'1" x 13'0" (5.82m x 3.97m)

Radiator, beam ceiling, feature inglenook style fireplace with log burning stove, sealed unit double glazed window overlooking front, balustrade staircase leading off to First Floor Level.

Kitchen

9'7" x 9'10" (2.94m x 3m)

Fitted base and wall units with complementary worktops, single drainer sink with mixer taps, sealed units double glazed window overlooking rear, wall mounted Worcester central heating boiler, canopy stainless steel extractor, radiator, beam ceiling.

Rear covered entrance and storage area, electric cooker point.



First Floor

Landing with access to roofspace, range of built in store cupboards.

Bedroom 1

11'4" x 14'6" (3.47m x 4.42m)

2 Sealed unit double glazed windows overlooking front, radiator,

Bathroom

7'1" x 7'10" (2.17m x 2.41)

Panelled bath, shower enclosure, low level W.C, pedestal wash hand basin, timber panelled walls.

Bedroom 2

10'2" x 6'6" (3.11m x 2m)

Sealed unit double glazed window overlooking rear enjoying extensive countryside views, radiator.

Bedroom 3

9'10" x 7'3" (3m x 2.23m)

Sealed unit double glazed window overlooking rear of property enjoying views, radiator.

Outside

The property has a small front enclosed garden and also a small area of ground at the rear with a timber and corrugated built fuel store.

Services

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

Council Tax Band

Conwy County Borough Council Tax Band - "

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

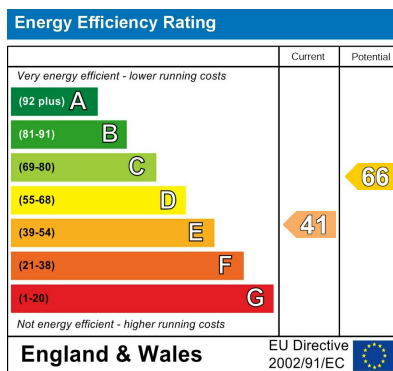
Proof Of Funds

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.

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 the property will be viewed directly in front of you as you enter Machno Terrace and the rear of Rhiwbach Terrace.





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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