



6 Bron Y Waen

Penmachno LL24 0YN

£179,950

A spacious, well presented 3 bedroom family home in a village setting enjoying extensive countryside views.

VIEWING RECOMMENDED.

Commanding a slightly elevated setting in an estate of similar style properties on the outskirts of the Village, enjoying a sunny rear aspect and views over farmland to surrounding hillsides.

A deceptively spacious home with the benefit of solar power panels, night storage heating and uPVC double glazing.

Affording entrance hall, living room, sitting/dining room, kitchen and pantry, landing, bedroom 1, bedroom 2, bedroom 3, shower room. Large rear garden and outhouses.



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)

Entrance Hall

Front entrance hall with uPVC door leading to entrance hall with staircase leading off to first floor level.

Lounge

9'4" x 11'0" (2.87m x 3.37m)

uPVC bay window overlooking front, night storage heater, feature fireplace and hearth.

Sitting Room

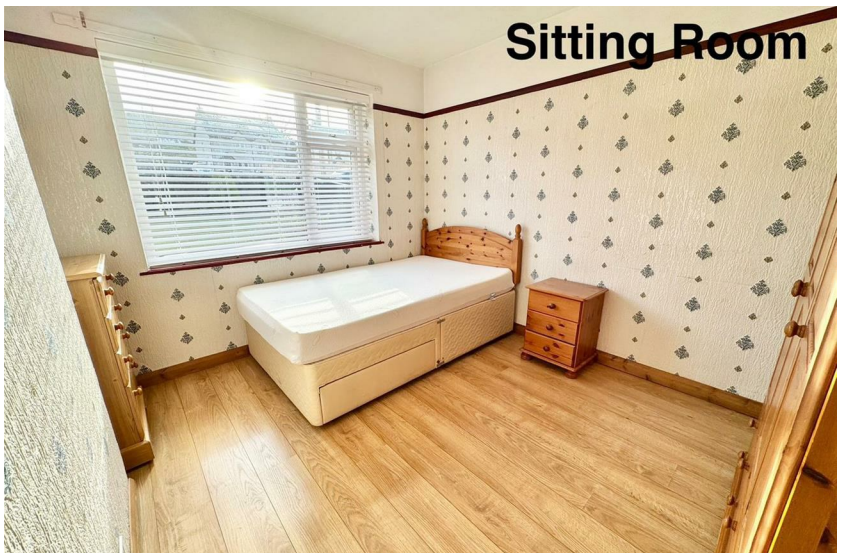
9'10" x 11'0" (3.0m x 3.37m)

Telephone point, uPVC double glazed window overlooking front enjoying views, night storage heater.

Kitchen

9'8" x 9'4" (2.97m x 2.87m)

Fitted range of modern base and wall units with complimentary worktops, 1.5 bowl sink with mixer tap, electric cooker point, four plate ceramic hob and concealed filter extractor above. uPVC double glazed window overlooking rear of property, uPVC rear door. Walk in pantry cupboard with range of shelving.



Sitting Room

First Floor Landing

Built in linen and cylinder cupboard.

Bedroom 1

11'10" x 11'6" (3.63m x 3.51m)

T.V. point, uPVC double glazed window overlooking front enjoying views, night storage heater.

Bedroom 2

11'1" x 10'2" (3.4m x 3.12m)

uPVC double glazed window overlooking front with views, night storage heater.

Bedroom 3

8'4" x 9'10" (2.55m x 3.0m)

uPVC double glazed window overlooking rear enjoying views.

Wet Room

Low level w.c. and wash basin, wet room style shower, uPVC double glazed window overlooking rear, wall mounted Dimplex heater.

Outside

Integral rear coal shed and w.c. with high level suite.

Grassed garden with borders, side path leading to large rear garden which is mainly grassed, enjoying extensive views and a sunny aspect.

Utility Room: 2.97m x 3.0m - Window overlooking rear of property.

Services

Mains water, electricity and drainage are connected to the property. Economy 7 night storage heating. Solar panels installed.

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.

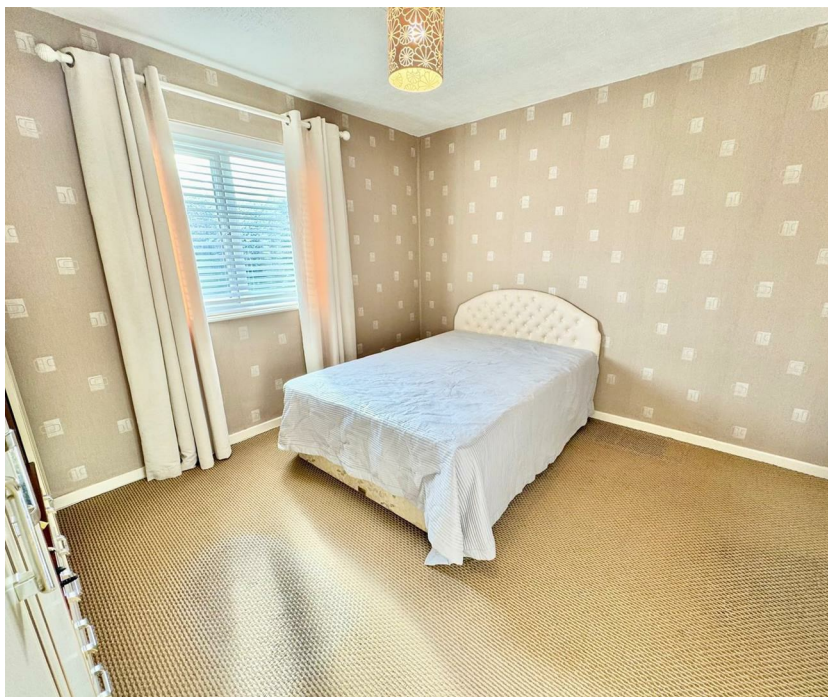
EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.


Council Tax

Band B.

Directions

Proceed into the Village of Penmachno, turn left by the school, up the hill bearing sharp right and the property will be viewed a short distance 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.

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>

