



2 Newgate Street

Penmachno LL24 0UT

£149,950

A well presented two bedroom double fronted stone cottage in a village centre setting, overlooking open fields.

Situated on the level, within easy walking distance of all local amenities including village shop, school, village inn and bus stop. Affording Entrance Lobby, Lounge with feature inglenook style fireplace, Kitchen, inner Lobby to downstairs Shower Room, First Floor Landing and Two Double Bedrooms and En-suite w.c. Sealed unit double glazed windows, night storage heating. Small forecourt and car parking space for one vehicle across the lane.

VIEWING RECOMMENDED.



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>

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Location

Entrance Lobby

Staircase leading off to First Floor Level, open access to Kitchen.

Kitchen

8'3" x 7'2" (2.53m x 2.2m)

Custom built shelving and worktops, wall plate rack unit, space for fridge/freezer and electric cooker, filter extractor above, night storage heater, slate flooring, pantry and meter cupboard. Sealed unit double glazed window to front with open aspect.



Lounge & Dining Room

10'7" x 14'0" (3.23m x 4.29m)

Feature inglenook style recessed fireplace with raised hearth, stone tiled floor, night storage heater, telephone point, double glazed window overlooking front, recessed shelving into alcove, beamed ceiling. Understairs storage area with cloak hanging hooks and access leading to Shower Room.

Shower Room

7'6"x 6'6" (2.29mx 1.99m)

Shower enclosure, low level w.c. pedestal wash handbasin, built-in linen/store cupboard, wall tiling, heated towel rail, extractor fan, small uPVC double glazed window to rear.



First Floor Landing

Velux style double glazed roof window.

Bedroom 1

14'9" x 10'3" (4.51m x 3.14m)

Exposed timber floorboards, night storage heater, large Velux double glazed window to rear, vaulted ceiling, double glazed window to front enjoying views.

En-suite w.c and wash basin with built-in storage cupboard.

Bedroom 2

15'0" x 7'5" (4.59m x 2.27m)

Night storage heater, double glazed window overlooking front, Velux window to rear, access to roof space, vaulted ceiling.

Outside

The property has parking space located across the lane. There is no rear garden - the house backs onto the Village churchyard.

Services

Mains electricity, water and drainage are connected to the property, night storage heaters.

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

Continue into the Village, bearing right and over the stone bridge, take the first right after the bridge, down a small lane and the property will be viewed on the left 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

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