



6 Beniarth Terrace

Cwm Penmachno LL24 0RD

£198,500

A spacious end terrace stone cottage offering character accommodation and extensive countryside views.

VIEWING RECOMMENDED

Formerly two cottages, now offering spacious accommodation over two floors, comprising large Dining Kitchen, Lounge with feature inglenook style fireplace and cast iron stove, rear lean-to store, first floor landing with walk-in linen/store room, Bedroom 1, Bedroom 2, large Bathroom. Oil fired central heating and sealed unit double glazing. Large well maintained rear gardens, enjoying views over open countryside.



Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurements only)

Large Dining Kitchen

18'4" x 11'5" (5.59m x 3.5m)

Dining area with radiator, sealed unit double glazed window overlooking front enjoying extensive views across the Valley, beamed ceiling, timber front door, electric meters. Kitchen; fitted range of base and wall units with complimentary worktops, single drainer sink, plumbing for automatic washing machine, floor mounted Worcester boiler for central heating and hot water, built in oven with four plate hob, canopy stainless steel extractor above, wall tiling, double glazed window overlooking rear, space for fridge/freezer. Archway leading to Lounge.



Lounge

18'7" x 11'9" (5.67m x 3.59m)

Inglenook style fireplace housing multi fuel stove, radiator, sealed unit double glazed window overlooking front enjoying views, beamed ceiling, balustrade staircase leading off to first floor level. Timber and glazed door leading to rear lean-to store.



Rear lean-to Store

9'9" x 6'3" (2.99m x 1.92m)

Timber external door leading to rear garden.

First Floor Landing

Recessed book shelving, radiator, sealed unit double glazed window to rear, large walk-in linen/store cupboard (1.17m x 2.69m) double glazed window to rear, Velux skylight.

Bedroom 1

11'11" x 12'6" (3.64m x 3.83m)

Sealed unit double glazed window overlooking front enjoying views, exposed timber floorboarding, cast iron fireplace surround, radiator.

Bedroom 2

12'9" x 9'4" (3.91m x 2.87m)

Timber flooring, radiator, sealed unit double glazed window to front enjoying views.

Bathroom

7'8" x 9'0" (2.35m x 2.76m)

Four piece suite comprising panelled bath, shower enclosure, pedestal wash handbasin, low level w.c. shaver point, mirror, Velux window, ladder style heated towel rail.

Outside

Small forecourt area to front, side gate leading to enclosed large rear terraced garden, mainly grassed with established shrubs and plants. To the immediate rear there is an outside seating/patio area. The garden enjoys views over open countryside.

Services

Mains water, electricity and drainage are connected to the property, oil fired central heating.

Viewing Llanrwst

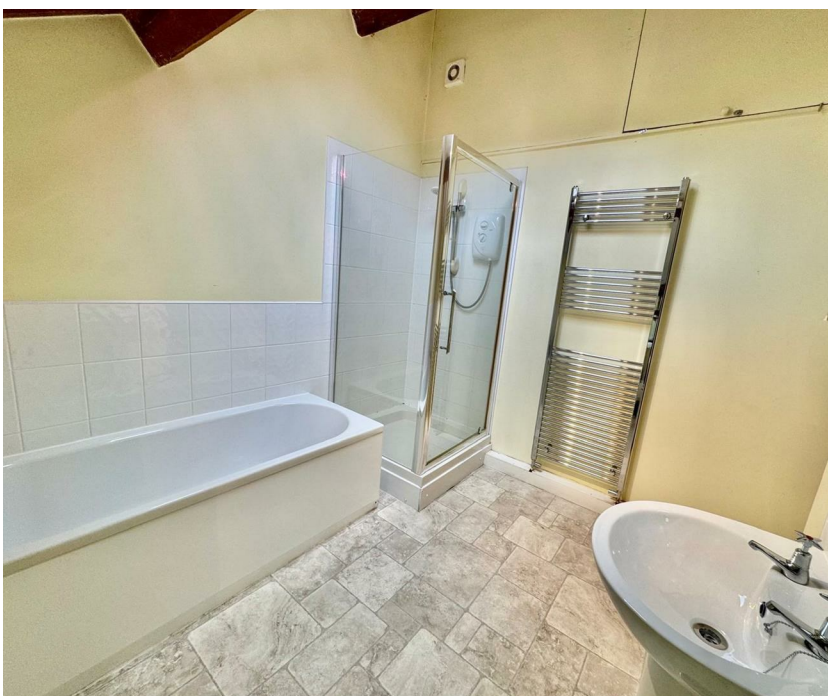
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

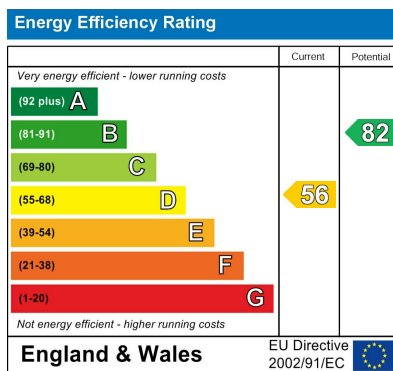
Proof Of Funds

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

To be confirmed





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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