



Merrion

Penmachno LL24 0UF

£95,000

A traditional, beautifully presented character stone cottage in a popular rural village within the Snowdonia National Park.

This beautifully presented stone cottage retains its original charm and character with Inglenook fireplace, multi fuel stove and beamed ceiling. Open plan downstairs room comprising lounge and dinning kitchen, spiral staircase leading up tp upper floor with bedroom 1 , rear passageway and bathroom. Steps from rear landing leads down to attractive courtyard style garden.

VIEWING HIGHLY RECOMMENDED



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

Open Plan Ground Floor

20'4" x 11'1" (6.2m x 3.4m)

Has radiator in the Kitchen / Dining area, the stove itself provides heat for the sitting area, with electrical panel heaters in all areas

Living Area

uPVC double glazed window to front, beamed ceiling, feature Inglenook style fireplace with inset cast iron multi fuel stove providing central heating via radiators in all areas of the cottage, TV & telephone point, built-in metre cupboard, spiral staircase leading off to first floor level.

Dining Kitchen

Fitted base and wall units, plumbing for automatic dishwasher, two bowl sink, space for under counter fridge and small freezer, electric cooker, uPVC double glazed windows to rear elevation, dining area with radiator.



First Floor

Landing with timber clad ceiling, radiator, timber and glazed door with steps down to rear garden.

Bedroom 1

10'7" x 9'0" (3.24m x 2.75m)

uPVC double glazed window to front elevation, exposed roof and floor timbers, radiator and electric panel heater.

Bathroom

Three piece suite comprising bath with shower above, pedestal wash hand basin, low level W.C, spotlighting, radiator, uPVC double glazed window to rear elevation.

Outside

Rear courtyard style garden with decorative slate seating area and small stove.

Services

Mains water, electricity and drainage connected to the property.

Council Tax Band

Conwy County Borough Council tax band - "B"

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.

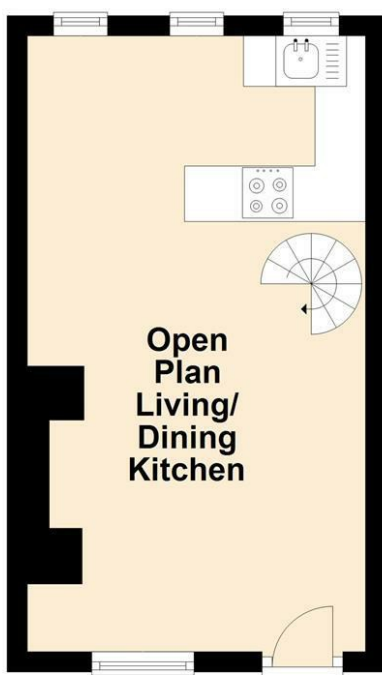
Directions

Proceed into the village of Penmachno, over the bridge and bear right of the Eagles Hotel and the property will be viewed a short distance on the left after the shop.

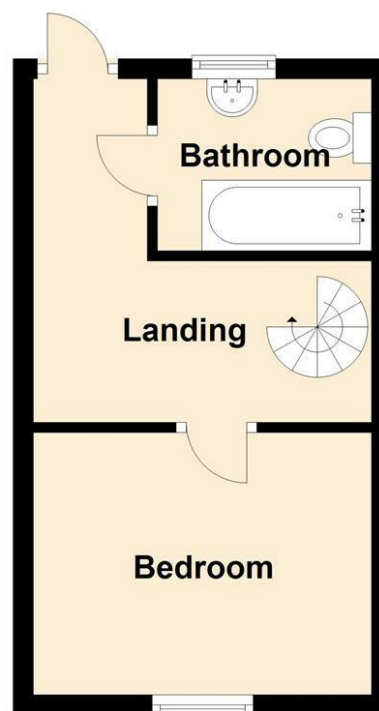


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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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