



## 1 Cwm Road

Penmachno LL24 0UN

£115,000

A traditional double fronted stone cottage in village setting enjoying open front aspect and views. Large garden included at rear.

Situated on outskirts of the popular village of Penmachno this attractive stone cottage offers 2 bedroom accommodation comprising lounge with beams and inglenook style fireplace, multi-fuel stove, kitchen, landing, 2 double bedrooms and 3 piece bathroom. Property benefits from double glazing and has a large rear garden which is approached via the underpass and is located a short distance away at the rear.

The property is in need of upgrading and modernisation.



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.

### Accommodation:

The accommodation affords: (approximate measurement only)

### Lounge:

13'7" x 11'10" (4.16m x 3.63m)

Feature inglenook style fireplace with slate lintel; cast iron multi-fuel stove; beamed ceiling; TV point; double glazed window to front elevation with views; under-stairs storage cupboard.

### Through access to:

### Kitchen:

13'8" x 6'3" (4.19m x 1.91m)

Base units with inset single drainer stainless steel sink and mixer tap; plumbing for automatic washing machine; night storage heater (not tested); timber and glazed side door; electric cooker point; double glazed window to front.

### First Floor

### Landing

### Bedroom 1:

13'6" x 11'8" maximum (4.13m x 3.57m maximum)

L shaped. uPVC double glazed window overlooking front enjoying views.

### Bedroom 2:

10'7" x 8'8" (3.23m x 2.65m)

uPVC double glazed window overlooking front with views; night storage heater (not tested).

### Bathroom:

13'9" x 4'5" (4.2m x 1.37m)

3 Piece suite comprising bath, pedestal wash hand basin, low level WC; vaulted timber clad ceiling with extractor fan; built-in linen and cylinder cupboard; uPVC double glazed window to front and rear.

### Outside:

Small forecourt area to front. Access through covered passage way leading to rear path and a large garden with flagged patio and grassed areas enjoying views down and across the valley.

### Services:

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

### Council Tax

Band 'B' - Conwy Borough Council

### Viewing Llanrwst

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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