



## 2 Dyfnant Terrace

Cwm Penmachno LL24 0RH

£199,500

A traditional, well presented stone cottage in popular rural village enjoying extensive views to both front and rear elevations.

This well maintained, spacious 2 bedroom cottage reattains original character features throughout, providing a cosy getaway home in the welsh hillsides.

Affording a reception hall, living room, rear dining/sitting room with inglenook style fireplace and multi-fuel stove, kitchen, 2 double bedrooms, spacious landing, bathroom. Cottage style gardens and off-road parking., Viewing highly recommended.



Tel: 01492 642551

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





## Location

Situated within the village of Cwm Penmachno enjoying extensive views. Cwm Penmachno is a small rural village set in beautiful surroundings, located approximately 3 miles from Penmachno and 7 miles from Betws Y Coed.

The Accommodation Affords:  
(Approximate measurements only)

### Reception Hall

Black and red floor tiling, timber and glazed door, cloak hooks, electric meter cupboard, staircase leading to first floor level.

### Living Room

11'3" x 11'8" (3.42 x 3.56)

Bay window overlooking front with original sash glazing. Exposed timber flooring, night storage heater, tiled fireplace surround and hearth, built in cupboard to alcove recess, TV and Telephone point.

### Rear Sitting/Dining Room

12'2" x 11'11" (3.7 x 3.64)

Tiled floor, inglenook style recessed fireplace housing multi-fuel stove with slate hearth, built in recessed alcove cupboards one housing unvented hot water cylinder, sash glazed window to rear enjoying views, night storage heater.





### Rear Lobby

Tiled floor, Under-stairs storage cupboard with light connected.

### Kitchen

11'6" x 7'7" (3.5 x 2.3)

Timber clad walls and vaulted ceiling, base units with worktops, inset single drainer sink with mixer tap, electric cooker point, night storage heater, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, window to side and rear elevation, fitted glazed crockery cupboard, external rear door. (The kitchen is housed in timer frame extension with corrugated cladding in need of upgrading).

### First Floor:

Spacious landing with window to rear enjoying views, night storage heater.

### Bedroom 1

11'2" x 9'8" (3.4 x 2.95)

Exposed timber floorboards, window to front elevation enjoying panoramic views, wardrobe to recessed alcove.

### Bedroom 2

12'3" x 9'8" (3.73 x 2.95)

Recessed alcove cupboard, exposed floorboards, built in wardrobe, views.

### Bathroom

3 piece suite comprising panel bath with shower above, shower screen, pedestal hand wash hand basin, low level WC, tile splash back and mirror, electric wall mounted heater, window to front elevation, access to roof space.

### Outside

Property has off road parking space with path leading to enclosed forecourt garden with grassed areas and hedging for privacy. Enclosed rear garden with outside WC, high level suite, outside stone built store and coal shed. The property enjoys views to rear elevation.

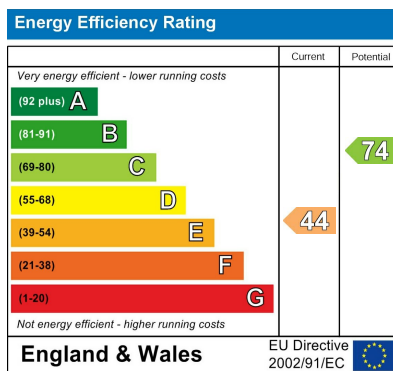
### Proof of ID:

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.

### 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)





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](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

