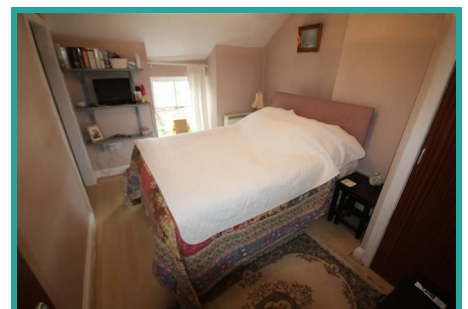




Smokewood Cottage 6 Cwm Road, Penmachno, Betws-y-Coed LL24 0UN

£139,950

A rather quaint 2 BEDROOM STONE COTTAGE of character and appeal, located off Cwm Road and approached via an underpass between a row cottages. From the front elevations there are glorious views of the surrounding hills and scenery. From the front door is the OPEN PLN LIVING ROOM & KITCHEN with beamed ceilings and stone open fireplace. Upstairs there are 2 BEDROOMS & SHOWER ROOM. OUTSIDE GARDEN & STORE, ELECTRIC HEATING. Tenure Freehold, Council Tax Band B. The village of Penmachno is approximately 3 miles from 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. EPC 53E Potential 89B Ref CB7937



Open Plan Living Room and Kitchen

19'4" x 11'5" (5.9 x 3.5)

Beamed ceilings, night storage heater, stone open coal fireplace, slate hearth, stainless steel sink unit, cooker hood, base cupboards and drawers, marble design work top surfaces, wine unit, plumbing for washing machine

First Floor

Bedroom 1

10'9" x 8'2" (3.3 x 2.5)

Night storage heater, wardrobe cupboard in alcove, cylinder airing cupboard, fine country views

Bedroom 2

8'6" x 5'6" (2.6 x 1.7)

Night store heater, double glazed and velux window

Shower Room

5'6" x 4'11" (1.7 x 1.5)

Shower cubicle and unit, w.c, pedestal wash hand basin, double glazed velux, night storage heater

Outside

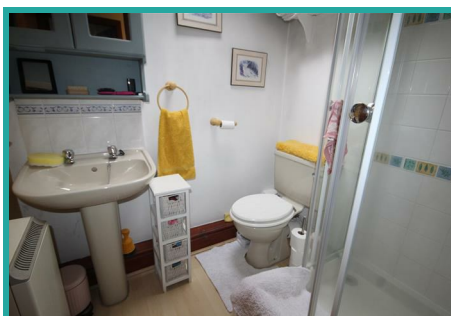
The cottage is approached by a communal pathway through an under pass off Cwm Road. The garden is to the front, laid to lawn, enclose by stone boundary walls, brick implement store

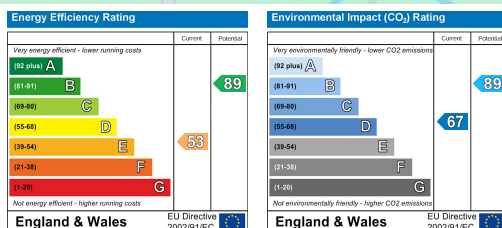
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

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