



## 2 Tyn Y Groes

Penmachno LL24 0PS

£200,000

A delightful semi-detached, double-fronted character cottage occupying a roadside position within a small hamlet on the edge of the sought-after village of Penmachno, enjoying extensive open views to the front and backing onto open fields to the rear.

NO CHAIN.

Tenure - Freehold. EPC rating- B. Council Tax Band - C

The property offers a blend of traditional charm and comfortable living, with features including exposed beam ceilings, an inglenook fireplace with wood-burning stove, and well-proportioned rooms. The accommodation is arranged over two floors and briefly comprises lounge, with character fireplace, a dining kitchen with space for a table and fitted in a cottage style, a rear hallway, and utility area and a four-piece bathroom. Two generous double bedrooms, both enjoying a pleasant outlook,

Side driveway providing off-road parking, leading to a garage and outhouse to the rear, courtyard garden offers a private outdoor space, backing directly onto open fields, enhancing the rural feel of the setting.



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## Location

Penmachno is a charming village within the Snowdonia National Park, surrounded by beautiful countryside and offering easy access to nearby Betws-y-Coed and the wider Conwy Valley, making this an ideal home for those seeking a peaceful rural lifestyle with excellent walking and outdoor pursuits straight from the door. The village benefits from a primary school and shop.

The Accommodation Affords:  
(Approximate measurements only)

Covered Front Entrance Porch

### Lounge

14'0" x 13'1" (4.29 x 3.99)

Feature inglenook-style fireplace with slate lintel and cast-iron multi-fuel stove, double panelled radiator, beam ceiling, wall lights, double-glazed windows to the front enjoying open aspect and views, balustrade staircase leading to the first-floor level.

### Dining kitchen

14'0" x 8'0" (4.27 x 2.44)

Dining area has a cast iron former fireplace surround, tiled floor and double glazed window overlooking front enjoying views. The kitchen is located at the rear side and has custom made base units, solid wood worktops, sink and integrated stainless steel oven, 4 plate hob and extractor above. Undertairs storage cupboard and shelving.



### Rear hallway

Plumbing for an automatic washing machine and shelving above, radiator, double-glazed rear door.

### Bathroom

11'2" x 6'3" (3.41 x 1.91)

Four-piece bathroom suite comprising panelled bath, corner shower enclosure, low-level WC, pedestal hand wash basin, UPVC double-glazed window, floor and wall tiling, extractor fan.

### First floor small landing

### Bedroom 1

14'2" x 9'6" (4.34 x 2.9)

Wardrobe recess, radiator, access to roof space, double-glazed window to the front enjoying views, small Velux style window to the rear.

### Bedroom 2

14'2" x 7'11" (4.34 x 2.42)

Double-glazed window to the front, enjoying views, radiator and access to roof space.

### Outside

Situated in a small hamlet on the outskirts of the village, the property has a driveway providing off-road parking. There is a small hard-landscaped front garden and a rear courtyard, along with a garage. Block-built storage sheds. Ample off road parking on side driveway.

### Services

Mains water, electricity, and drainage are connected to the property. New solar/air source central heating system.

### Directions

Proceed from Betws-y-Coed up the A5 towards the Penmachno turning. Turn right at the Conwy Falls signposted for Penmachno, and continue for approximately 2 miles towards the village. As you approach the village, on the left-hand side there is a small hamlet, and 2 Tyn y Groes is the first property on the left-hand side.

### Council Tax Band

Conwy County Borough Council - Band C

### 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.

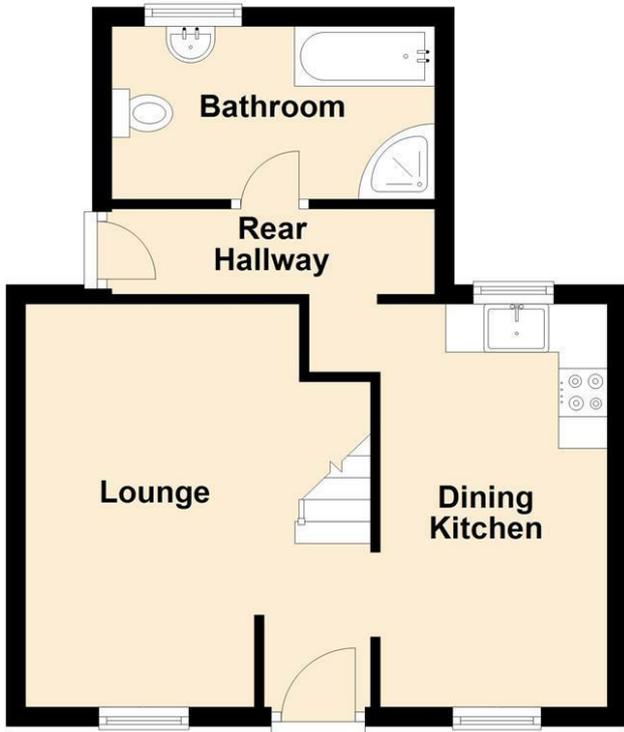
### Agents Note:

The property has recently been fully re-wired.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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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