



## 10 Rhiwbach Terrace

Cwm Penmachno LL24 0SB

£215,000

A delightful Grade II character end terraced cottage in an idyllic rural setting, offering charm, character and beautiful countryside views.

VIEWING HIGHLY RECOMMENDED

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

Enjoying an elevated position within the peaceful village of Cwm Penmachno, this charming stone-built cottage benefits from far-reaching countryside views across the surrounding hills and valley. The property has been thoughtfully upgraded and modernised over the years whilst retaining a wealth of original character features, creating a warm and inviting home in an attractive rural setting. The accommodation is arranged over three floors and offers surprisingly versatile living space.

The property enjoys a good-sized garden to the front, ideal for enjoying the peaceful surroundings. To the rear there is a courtyard area. A further front garden creating an attractive and tranquil outdoor setting. Stream located to the side of the property.



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**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



## Location

The cottage occupies a pleasant terrace position within Cwm Penmachno, a small and picturesque village located a short distance from the popular market town of Betws-y-Coed within the Snowdonia National Park. The area is well known for its outstanding natural beauty, offering a wealth of outdoor activities including walking, cycling and exploring the surrounding mountains and forests.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance Hall:

Radiator, staircase leading off to first floor level, timber flooring, timber and glazed front door.

### Kitchen & Dining Room

12'3"x 21'1" (3.75x 6.43)

Sitting area with feature inglenook fireplace housing newly installed log burning stove and slate lintel over, shelved alcoves, beamed ceiling, sash window overlooking front of property enjoying views, spotlighting.

Kitchen with freestanding units, double drainer sink, mixer tap, oven, four ring hob, space for fridge/freezer, space for washing machine, uPVC double glazed window overlooking rear, stained timber flooring, radiator, beamed ceiling.

### Rear Hallway:

Built in storage cupboard and staircase leading down to lower ground floor level.



### Rear Entrance Lobby:

Timber and glazed rear door, radiator, tiled floor.

### Bathroom:

Three piece suite comprising panelled bath with mixer tap shower, pedestal wash hand basin, low level w.c. wall tiling, mirror and wall light, uPVC double glazed window, built in cupboard housing Baxi central heating boiler.

### Lower Ground Floor

#### Downstairs Lounge:

14'0" x 19'4" (4.27 x 5.9)

Feature recessed inglenook style fireplace, two radiators, beamed ceiling, sash windows to side elevation, door leading to outside.

#### First Floor Landing:

Window overlooking rear of property, radiator, access to roof space.

#### Bedroom 1:

12'9" x 9'3" (3.9 x 2.83)

Sealed unit double glazed sash window looking front, radiator, timber fireplace surround with cast iron inset, slate hearth.

#### Bedroom 2:

9'3" x 7'7" (2.84 x 2.33)

Sash sealed unit double glazed window overlooking rear, radiator.

#### Bedroom 3:

7'6" x 6'5" (2.29 x 1.97)

Sash window overlooking front of property enjoying views, radiator.

### Outside:

The property occupies a delightful corner setting, enjoying extensive views down the Valley. To the rear there is a small courtyard area with outside seating area. Shed with power & light connection. Slate terraced front garden with shrub borders and a further area of garden located to the front on the opposite side of the path.

### Services:

Mains water, electricity and drainage are connected to the property, LPG gas supply for central heating.

### 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.

### Council Tax Band:

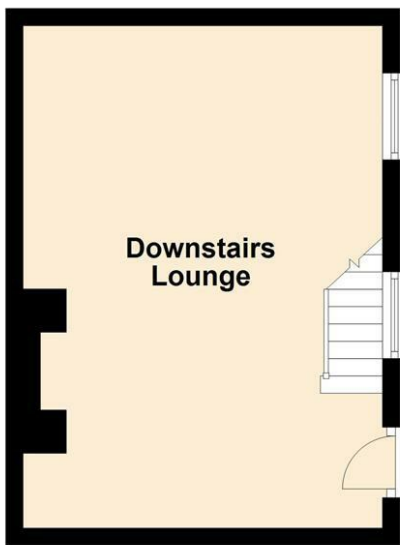
Band B.



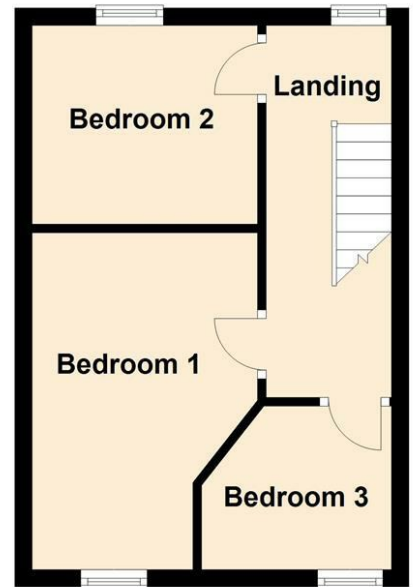
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor

#### Lower 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.

## Iwan M Williams Estate Agents

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