



## Fron Oleu

Penmachno LL24 0YR

£295,000

A traditional stone built double fronted family home in hamlet setting within 1/2 mile of the Village, Extensive valley views.

Fron Oleu is situated in a countryside setting. Affording Entrance Hall, Lounge, Sitting Room, Dining / Kitchen, Landing, Bedroom 1, Bedroom 2, Bathroom, Bedroom 3. Outside store shed. Oil fired central heating. Original features are retained throughout but modernisation is required.

Located in a popular setting within short distance of the village and popular local walks.



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.

## Covered Front Entrance

### Reception Hall

Reception Hall with composite double glazed front door, staircase leading off to First Floor Level

### Front Sitting Room

12'3" x 12'5" (3.75m x 3.8m)

Sash window overlooking front of property, radiator, coved ceiling, recessed former fireplace.

### Lounge

10'8" x 14'0" (3.26m x 4.29m)

Feature tiled fireplace surround, beam ceiling, sash windows to front elevation, built-in recess cupboard to alcoves on both sides of fireplace, TV point.

### Dining / Kitchen

12'3" x 10'4" (3.74m x 3.15m )

Fitted range of base and wall units with complementary worktops, single drainer sink, mixer tap, plumbing for automatic washing machine, electric cooker point, Rayburn cooking range (not tested), space for fridge, double panelled radiator, beam ceiling.





## First Floor

Landing, walking store cupboards to front and rear elevation.

### Bedroom 1

11'0" x 14'1" (3.36m x 4.3m)

Sash window overlooking front of property enjoying views, radiator.

### Bedroom 2

12'6" x 9'3" (3.83m x 2.83m)

Sash window overlooking front elevation enjoying views, coved ceiling.

### Bedroom 3

9'0" x 6'11" (2.76m x 2.13m)

Sash window overlooking rear of property.

## Shower Room

Wet room style shower, wall tiling, wash basin, low level W.C, sash window to side elevation, ladder style heated towel rail, built-in linen cupboard with radiator.

## Outside

To the rear there is a stone built outside store shed and lean to corrugated shed housing external central heating boiler and providing garden storage space. To the front there is a small garden with side driveway providing off road parking.

## Services

Mains water, electricity connected to the property, oil fired central heating.

## Council Tax Band

Conwy County Borough Council Tax Band - TBC

## 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.

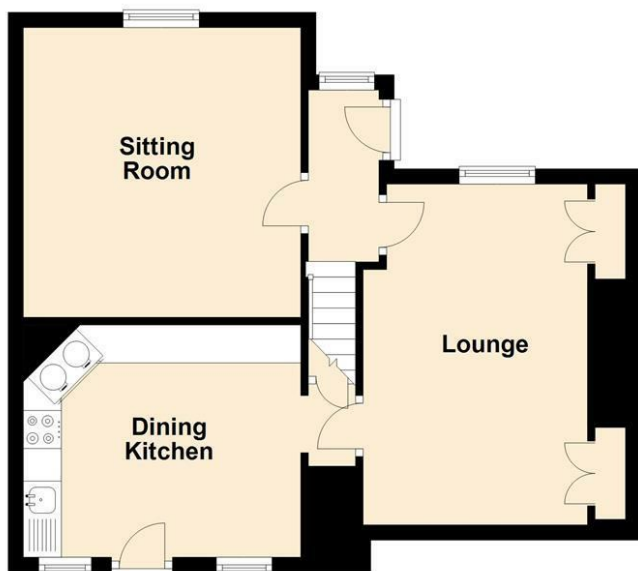
## Directions

Proceed into the village of Penmachno 1/2 mile turn into the small hamlet and the property will be viewed on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>45</b>	<b>84</b>
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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>

