9 Carrog Terrace

Cwm Penmachno LL24 0RE

£149,950

A beautifully presented single-fronted stone cottage, occupying a slightly elevated position in a popular rural village within the Eryri National Park, enjoying superb far-reaching views across the surrounding countryside.

Tenure-Freehold EPC-D Council Tax-A

The property has been sympathetically upgraded and improved in recent years whilst retaining much of its original character and charm. The accommodation is stylishly presented throughout, with attractive exposed ceiling beams, a contemporary fitted kitchen and an impressive open-plan living and dining area centred around a feature fireplace with stove.

The cottage benefits from double glazing and has the advantage of off-road parking for one vehicle. To the rear is a terraced garden with a timber studio/home office, ideal for those wishing to work from home, pursue hobbies or create a peaceful retreat.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

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

The Accommodation Affords:

(Approximate measurements only)

Front Entrance

uPVC double glazed front door leading to open plan Lounge and Dining Kitchen.

Lounge / Dining Kitchen

17'9" x 12'9" (5.43m x 3.89m)

Lounge with inglenook style fireplace with cast iron multi-fuel stove on raised slate hearth, timber mantel shelf over, alcove shelving, beamed ceiling, window seat to front enjoying views over open countryside, balustrade staircase leading off to first floor level. Built-in storage to understairs, built-in electric meter cupboard, alarm system panel. Kitchen; fitted base and wall units with worktops over, electric cooker point, stainless steel canopy extractor above, single drainer sink, integrated dishwasher and washing machine, integrated fridge, tiled floor.

First Floor

Open plan landing and bedroom with built-in storage cupboard, timber flooring, uPVC double glazed door leading onto rear garden, cloak hooks.

Bedroom

10'11" x 11'8" maximum (3.34m x 3.56m maximum)

Built-in wardrobes along one wall, vaulted ceiling, skylight window, uPVC double glazed window to front, access to roof space, timber panelled headboard.

Bathroom

7'6" x 6'6" (2.3m x 2.0m)

Corner shower enclosure, panelled bath, low level w.c. pedestal wash handbasin, wall panelling, extractor fan, ladder style heated towel rail, double glazed Velux window and uPVC double glazed window to rear. Built-in airing cupboard housing cylinder.

Outside

The property enjoys a small forecourt area and off-road parking to front. To the rear there is a terraced garden with access from first floor level of the house with a small bridge style access leading to terrace garden, variety of seating areas. Garden studio / office (2.59m x 2.13m) timber built and insulated, power and light connected.

Services

Mains water, electric and drainage are connected to the property.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

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

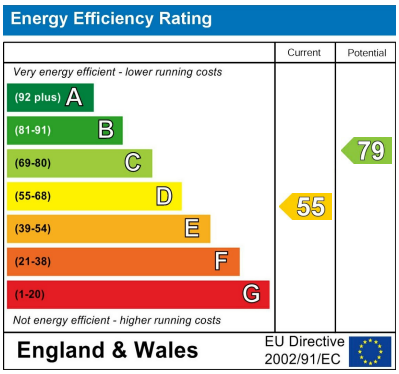
Band A

Directions

The property is located on the left hand side just as you turn right towards Cwm Penmachno, before the no through road sign.

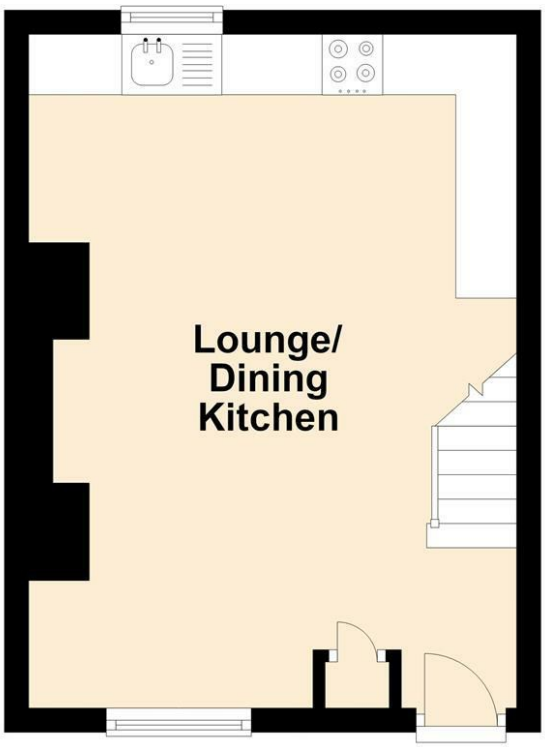
Planning Information

The property is situated within the Eryri National Park and is currently understood to be occupied as a main residence, falling within Use Class C3. The Eryri National Park Authority introduced an Article 4 Direction on 1 June 2025. As a result, planning permission is required for a change of use from a main residence (C3) to a second home (C5), short-term holiday accommodation (C6), or certain mixed uses. Prospective purchasers intending to use the property as a second home or holiday let should make their own enquiries with the Eryri National Park Authority regarding the necessary planning consent prior to purchase.



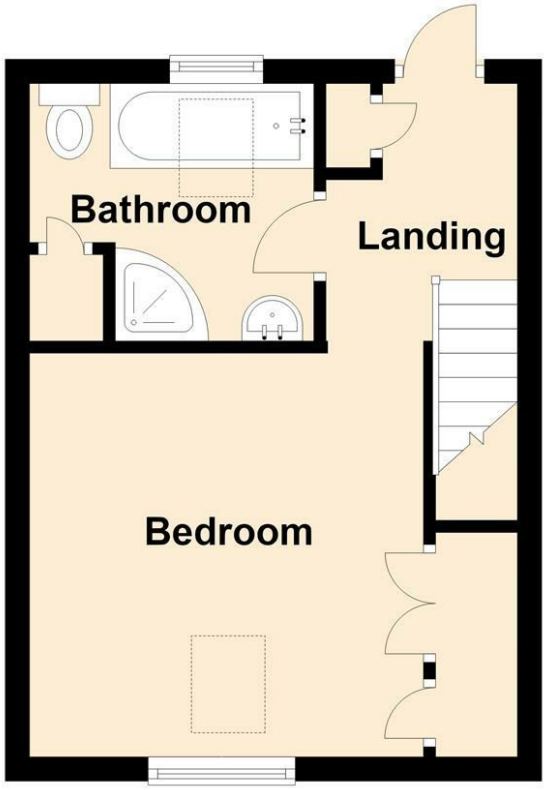
Ground Floor

Approx. 22.4 sq. metres (240.7 sq. feet)



First Floor

Approx. 22.3 sq. metres (240.6 sq. feet)



Total area: approx. 44.7 sq. metres (481.3 sq. feet)

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 option 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
Web: https://www.iwanmwilliams.co.uk

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI