



No Display Address Found

Betws-y-coed

Offers Over
£150,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1 | Downstairs W.C

Imagine finishing work, heading home through the beautiful North Wales countryside, and knowing that your evening could end with a glass of something cold in the garden, surrounded by hills and that incredible Penmachno backdrop.

That's life at 6 Maes Y Waen.

There is a Section 157 local occupancy restriction attached to this property, but before you scroll past thinking "oh, that sounds complicated..." let me explain.

It's actually very straightforward.

The purchaser needs to meet the relevant local connection criteria, in this case, being a resident or working within Conwy County for at least three years prior to purchasing.

So, if that's you... keep reading.

Tucked away in the beautiful village of Penmachno, this three-bedroom semi-detached home sits slightly elevated, giving you lovely views across the surrounding countryside and hillsides.

And whilst the setting feels wonderfully rural, this is a home that has been modernised for everyday life.

There's a generous kitchen/dining room, the sort of room where family dinners turn into long conversations, three bedrooms, and a really useful converted outhouse providing a handy utility room.

Then there are the things you might not immediately notice, but will definitely appreciate.

Air source heating. Solar panels. EPC B.

So this isn't just a pretty home in a pretty location; it's also been thoughtfully upgraded with energy efficiency in mind.

Outside, the rear garden has been landscaped to make life easy. There are different seating areas for eating alfresco, entertaining friends or simply sitting quietly and taking in the view.

And this is where Penmachno really comes into its own.

If you love the outdoors, you're surrounded by the spectacular landscape of Eryri, with walks, countryside and mountain scenery right on your doorstep. The local school is conveniently nearby, while Betws-y-Coed and Llanrwst are within easy reach when you need a little more than village life.





Three-bedroom semi-detached home in Penmachno

- Stunning countryside and hillside views
- Modernised family home with contemporary interiors
- Spacious kitchen/dining room ideal for family living
- Air source heating & solar panels – EPC rating B
- Converted outhouse providing useful utility room
- Landscaped low-maintenance rear garden with seating areas
- Convenient for local schools, Betws-y-Coed & Llanrwst
- Beautiful Eryri / Snowdonia National Park setting
- Section 157 local occupancy restriction applies – Conwy county resident or worker for at least 3 years







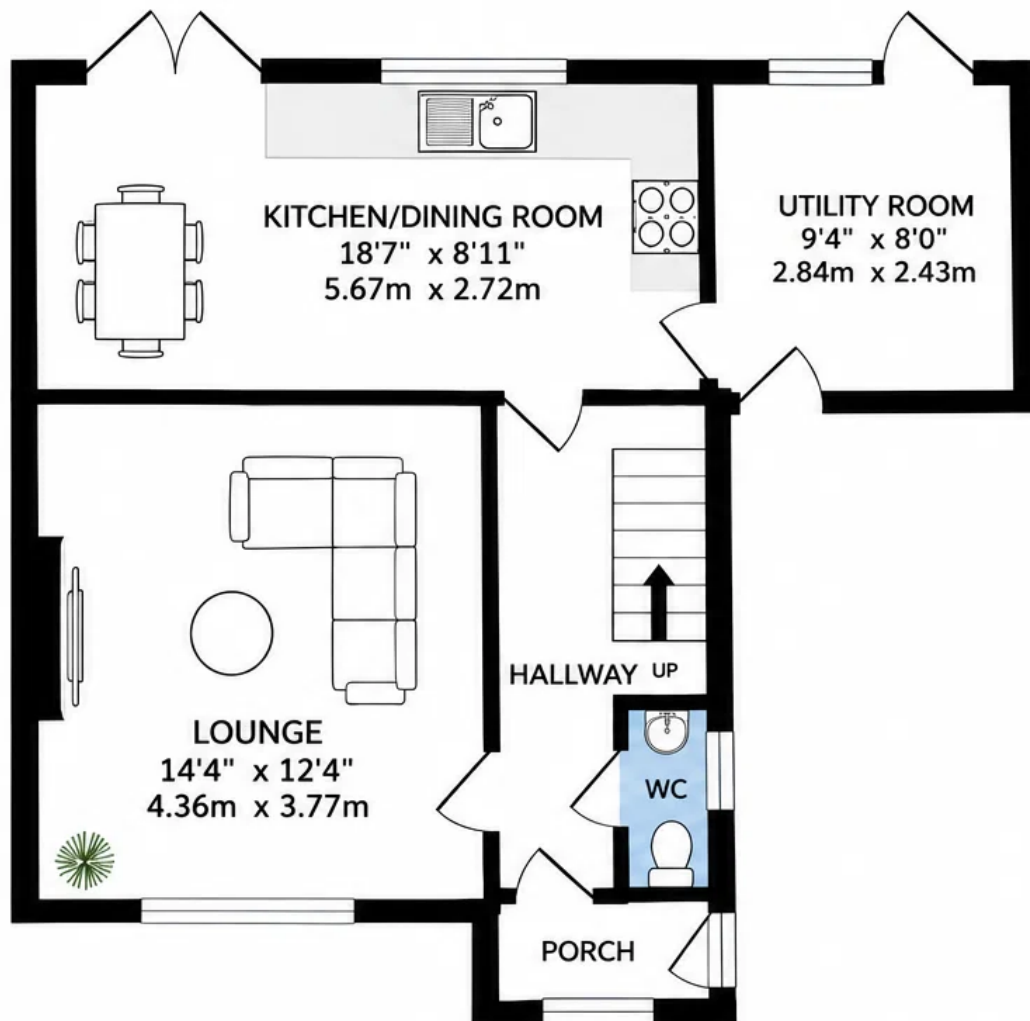
Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		100
(81-91) B	91	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	



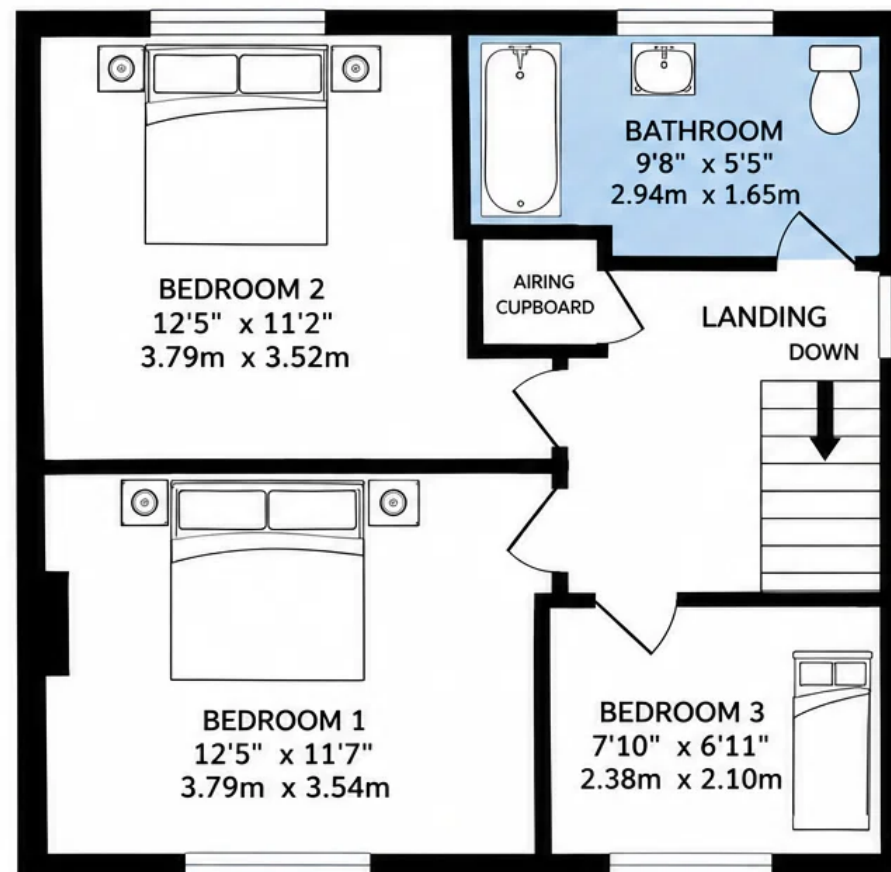
GROUND FLOOR

520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR

429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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