



1 Arthur Terrace

Penmachno LL24 0YB

£228,000

A beautifully presented 4-bedroom end of terrace home with large garden, situated in the village of Penmachno within the Snowdonia National Park.

Tenure: Freehold. EPC Rating - F. Council Tax Band - C.

This extended stone-built property offers spacious and versatile accommodation, blending modern comfort with traditional charm. The house has undergone significant refurbishment over the years and is currently operated as a successful holiday let, but equally an attractive family home.

The ground floor features an open-plan living, dining and kitchen area with recently fitted modern kitchen and attractive living area with exposed stone fireplace with space for a log burner.

On the first floor, there are four well-proportioned bedrooms and a modern bathroom.

The property occupies an end-of-terrace position with a particularly generous side plot and level lawned garden to the rear and side.



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Location

Situated in the village of Penmachno, the property enjoys a wonderful setting within the Snowdonia National Park, within easy reach of nearby towns and amenities. Ideal setting from which to explore the mountains, lakes and coast of North Wales, while also offering a strong sense of community and village life.

- uPVC double glazing
- LPG central heating

The rear bedroom has direct access out to the garden and could also be utilised as a second sitting room, playroom or home office if desired.

The Accommodation Affords:
(Approximate measurements only)

Ground Floor

Open plan Lounge and Dining Kitchen.



Lounge/Dining Kitchen

20'3" x 11'11" (6.18m x 3.65m)

uPVC double glazed front door, leading to Lounge having a feature inglenook fireplace with slate lintel, TV point, telephone point, laminated floor, inset lighting.

Kitchen: fitted range of base and wall units with complimentary worktops, integrated appliances including dishwasher, oven, four plate ceramic hob with glass and stainless steel canopy extractor over, wall tiling, understairs storage cupboards, space for fridge/freezer. Door leading to outside rear. Staircase leading up to first floor landing.

First Floor Landing

Velux window, radiator, built-in cupboard housing central heating boiler.

Bedroom 1

11'5" x 11'10" (3.48m x 3.62m)

Painted floorboards, exposed stone wall to one side, built-in radiator, uPVC double glazed window to front elevation, book shelving.

Bathroom

8'5" x 5'5" maximum (2.59m x 1.67m maximum)

Three piece suite comprising panelled bath with shower above, pedestal wash hand basin, low level w.c. shaver and light point, chrome towel rail, radiator, extractor fan.

Store/Bed 4

8'3" x 8'2" (2.54m x 2.5m)

'L' shaped, uPVC double glazed window, radiator.

Bedroom 2

8'3" x 10'6" (2.53m x 3.22m)

uPVC double glazed window overlooking side elevation, radiator.

Bedroom 3

11'7" x 10'7" (3.55m x 3.23m)

uPVC double glazed door leading onto rear garden and patio area, side window, radiator.

Outside

A patio seating area provides space for outdoor dining, while the large garden enjoys a peaceful setting backing onto open fields and taking in far-reaching views towards the surrounding hillsides.

Outbuilding

Store shed and utility with fitted base and wall cupboards, plumbing for washing machine and space for dryer. Ample storage with power and light connected, water tap and former w.c.

Services

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



Agent's Note

Prospective purchasers are advised that the property lies within the Eryri (Snowdonia) National Park where, with effect from 1 June 2025, an Article 4 Direction has introduced new planning use classes for residential dwellings. A permanent dwelling is classified as Use Class C3, a second home as Use Class C5, and a short-term holiday let (lettings of 31 days or fewer) as Use Class C6. Any change of use between these classes now requires planning permission from the National Park Authority. Purchasers should make their own enquiries and satisfy themselves with regard to the planning status of the property and any future intended use.

We believe this property to have an existing C6 classification but please check with relevant authorities.

Viewing

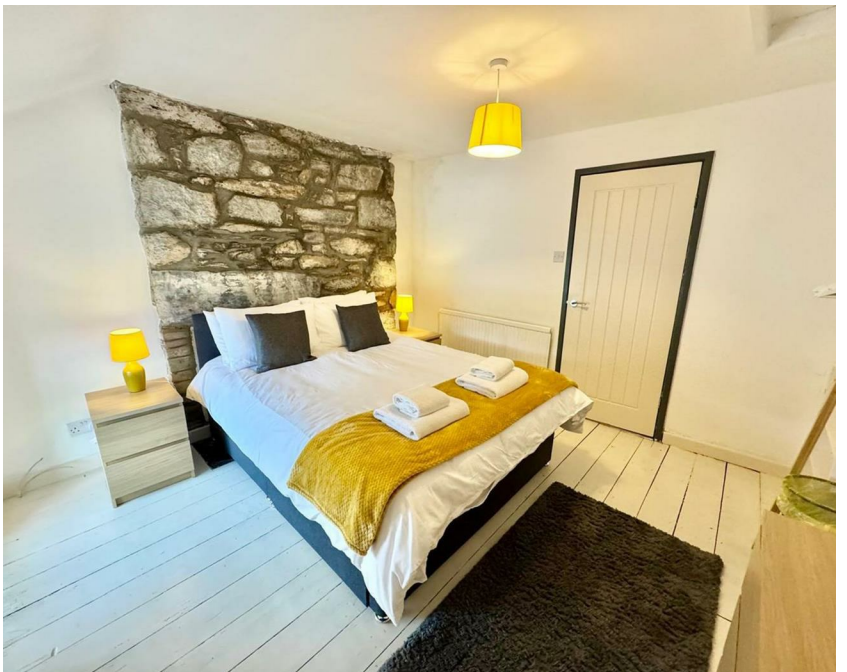
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk


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 C.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F	24	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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