



## Bwthyn y Cwm, 4 White Street Penmachno LL24 0UB £155,000

A charming inner terrace stone cottage set in the heart of the picturesque village of Penmachno, nestled within the Snowdonia National Park.

Tenure - Freehold. EPC rating- E. Council Tax Band - TBA

The accommodation comprises an open-plan ground floor with spacious lounge and dining area featuring exposed ceiling beams and a striking inglenook fireplace with slate surround and multi-fuel stove—perfect for cosy evenings in. The kitchen is fitted with a range of cream shaker-style units and warm wood-effect worktops and includes integrated appliances and space for white goods.

Calor gas central heating, uPVC double glazing, and has been tastefully updated throughout.

Externally, there is a small rear courtyard area directly behind the property, with a further enclosed garden area and private parking space located a short distance down the lane—providing valuable outdoor space and practical off-road parking.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



## Location

Located within easy walking distance of the village centre, local shop, primary school, and welcoming inn making it an ideal base to enjoy all the amenities and scenic beauty that the area has to offer.

The Accommodation Affords:  
(Approximate measurements only)

Open Plan Lounge/Kitchen & Dining Room  
19'11" x 12'9" (6.09m x 3.9m)

Feature inglenook style fireplace surround with multi fuel stove and slate tiled hearth, beamed ceiling, wall lights, balustrade staircase leading off to first floor level. Composite double glazed front door, radiator, uPVC double glazed window to front.

Kitchen & Dining Room with fitted range of base and wall units, complimentary worktops, integrated stainless steel oven and ceramic hob, single drainer sink, wall tiling, plumbing for automatic washing machine, peninsular base units sub-dividing from Lounge, space for fridge, uPVC double glazed window overlooking rear. Doorway leading to rear entrance lobby and uPVC double glazed rear door leading to outside.



### Bathroom:

Modern three piece suite comprising panelled bath with shower above, shower screen, pedestal wash handbasin, low level w.c. uPVC double glazed window, wall tiling.

### First Floor Landing:

Built in cupboard housing central heating boiler, access to roof space.

### Bedroom 1:

13'2" x 10'11" (4.02m x 3.34m )

Radiator, uPVC double glazed window overlooking front, built in storage cupboard.

### Bedroom 2:

8'11" x 7'8" (2.72m x 2.34m)

Radiator, views overlooking rear elevation.

### Outside:

Located a short distance away from the house is a substantial tarmac private hardstanding for parking, together with an enclosed large garden, having outside seating area and timber garden store shed.

### Services:

Mains water, electricity and drainage are connected, calor gas bottles for central heating system.

### 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:

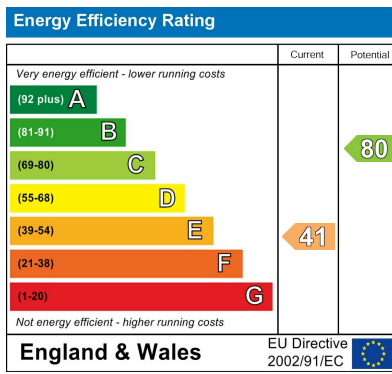
### Directions:

Proceed into the Village of Penmachno, over the bridge to the village green, turn immediately left before the green and continue down White Street and the property will be viewed on the right hand side.

### Agents Note:

Option to purchase contents at a separate negotiation.





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

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