



Plas Y Nant, 1 Wesley Terrace Cwm Penmachno LL24 0RN £155,000

A delightful double fronted end terrace character cottage in village setting, enjoying extensive countryside views.

Tenure: Freehold. EPC - TBA. Council Tax - B.

Well maintained home with character features throughout including Feature fireplace and beam ceilings. Set within spacious plot in a slightly elevated setting from the road with extensive countryside views to both front and rear elevations. Affording Lounge, Dining Room, Rear Entrance lobby, Breakfast kitchen, Shower Room, Landing and 2 bedrooms at first floor level. Sizeable rear garden backing onto open fields. uPVC Double glazing and night storage heating. The property has been well maintained over the years and benefits from a new roof and double glazing however it does require some modernisation.



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



Location

Situated within the village of Cwm Penmachno enjoying extensive views. Cwm Penmachno is a small rural village set in beautiful surroundings, 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 Lounge.

Lounge

12'5" x 13'1" (3.8m x 4.0m)

Inglenook style fireplace surround with slate lintel, inset fireplace and hearth, night storage heater, staircase leading off to first floor level, uPVC double glazed window overlooking front of property. Doorway leading through to Dining Room.

Dining Room

12'3" x 7'1" (3.75m x 2.17m)

uPVC double glazed window overlooking front enjoying views, recessed shelving and cupboard unit, night storage heater, recessed slate fireplace surround and hearth. Steps leading up to rear lobby area with night storage heater and uPVC double glazed rear door.



Kitchen

9'6" x 9'4" (2.92m x 2.85m)

Fitted base units with complementary worktops, single drainer sink, electric cooker point, uPVC double glazed window, sealed unit double glazed Velux window.

Shower Room

5'11" x 4'7" (1.82m x 1.41m)

Shower, w.c. and washbasin, sealed unit double glazed Velux window.

First Floor

Landing.

Bedroom 1

9'10" x 11'5" (3.0m x 3.49m)

Night storage heater, uPVC double glazed window overlooking front with views across open fields to surrounding hillside, built-in wardrobe.

Bedroom 2

12'3" x 7'1" (3.75m x 2.17m)

Night storage heater, slate fireplace surround, cylinder cupboard.

Outside

The property has attractive grassed gardens to front and rear, small outside patio area to the rear, steps leading up to a large tiered grass garden backing onto open fields with extensive views.

Services

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

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 - B.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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

