

**BOB**PARRY

7 MACHNO TERRACE, CWM  
PENMACHNO  
OFFERS OVER £147,000



- TERRACED COTTAGE
- 3 BED + ATTIC ROOM
- CHARACTER FEATURES

- DG & LPG CH
- VIEWING ESSENTIAL
- EPC RATING - TBC



## DIRECTIONS

From our Llanrwst office go down Watling Street (one way) and turn left at the T-junction. Follow the A470 towards Betws y Coed and stay in the left lane approaching the Waterloo Bridge. Go up the A5 and turn right at the Conwy Falls signposted Penmachno. Follow the road through Penmachno and continue to Cwm Penmachno. Follow the road to the top of the village and the property is in the second row of cottages on the right.

## In Brief

Fully renovated in 2020 is this stunning three bedroom cottage situated in a rural village within the Snowdonia National Park. LPG gas central heating and newly fitted anthracite double glazed sash windows and composite front and rear doors in anthracite. Garden to the front and rear (potential to create parking space-subject to any necessary consent) and enclosed courtyard seating area to the back. Character features throughout the cottage and purpose made kitchen units. Attic room which is currently a hobby room. Accommodation affords:- Lounge/diner, kitchen, three bedrooms, attic room and shower room.

### Lounge/Diner 5.85m x 4.83m (19'2" x 15'10")

Exposed stone fireplace with large slate lintel housing a gas log effect burner. Slate floor. Exposed ceiling beams. Television and telephone points. Glazed uPVC door leading to outside seating area. Two radiators.

### Kitchen 3.53m x 2.28m (11'7" x 7'6")

With newly fitted (2020) "Magnet" kitchen units with plinth heater and sunken Belfast style sink unit having mixer tap. Electric cooker point. Slate tiled floor. Radiator. "Vaillant" combi boiler installed in 2020.

## First Floor

### Bedroom No 1 3.35m (into wardrobe) x 2.71m (11'0" (into wardrobe) x 8'11")

Exposed feature stone wall. Radiator. Inset spot lights.

### Bedroom No 2 2.82m x 2.30m (9'3" x 7'7")

Exposed feature stone wall. Radiator. Inset spotlights.

### Bedroom No 3 1.98m x 1.94m (6'6" x 6'4")

Exposed feature stone wall. Radiator. Inset spotlights.

### Attic Room 4.62m x 1.70m (15'2" x 5'7")

## Shower Room

Newly fitted: corner shower unit with mains "rainfall" shower. Low level WC. Pedestal wash hand basin. Radiator. Heated mirror.

## Agents Notes

The property is currently run as a holiday cottage and the sellers don't wish to complete until bookings have been fulfilled. Any prospective buyer may wish to complete sooner and honour the bookings. This is something that can be negotiated.

## Tenure

The property is available Freehold. Solicitors to confirm.

## Tax Band

The property is believed to be in B.  
Information from [www.voa.gov.uk](http://www.voa.gov.uk)

## Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at [llanrwst@bobparry.info](mailto:llanrwst@bobparry.info)



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