



3 Church View

Penmachno

£165,000

A traditional, beautifully presented Grade II Listed character cottage in quiet village setting in the Snowdonia National Park.



One of three listed cottages situated in a lovely setting tucked behind the village church within this popular rural village in the Snowdonia National Park. Corner plot with enclosed side and rear garden; oil fired central heating. The property has been refurbished within the last two years but retains original character features throughout. Affording: Large living room with inglenook fireplace and multi fuel stove, rear hallway with cloakroom and external rear door, kitchen, 2 double bedrooms and bathroom. VIEWING RECOMMENDED.

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LOCATION

Penmachno is approximately 3 miles from the picturesque village of Betws y Coed surrounded by woodlands and forest in an area of outstanding natural beauty where the tributaries of the rivers Conwy, Llugwy and Lledr meet.

ACCOMMODATION

The Accommodation Affords:
(Approximate measurements only)

Timber front door: Leading into:

Living Room: 13'1" x 12'2" (4 x 3.7) Feature Inglenook style fireplace with multi fuel stove and raised hearth; built-in cupboards to two sides with shelving above; double panelled radiator; beamed ceilings.

Inner Hallway: Timber and glazed stable rear door to rear; vertical radiator; staircase leading off to first floor level; beamed ceiling; radiator; understairs cloakroom with W.C and wash basin; mirror and extractor fan.

Kitchen: 8'2" x 7'1" (2.48 x 2.16) Fitted base units with solid wood worktops; integrated oven with four plate hob and extractor above; porcelain Belfast style sink with mixer tap; space for washing machine; integrated fridge; beamed ceiling; window overlooking rear.



First Floor

Landing: Access to roofspace; exposed timbers; skylight.

Bedroom 1: 10'2" x 8'5" (3.1 x 2.56)
Skylight window; slate and cast iron fireplace surround and hearth; TV point; beamed ceiling. Eaves storage cupboards.

Bedroom 2: 9'2" x 7'0" (2.79 x 2.13) Double panelled radiator; window overlooking front of the property.

Bathroom: 7'2" x 5'6" (2.19 x 1.68) Bath with shower above; shower screen; low level W.C; pedestal wash hand basin; radiator; extractor fan; wall mounted mirror fronted medicine cabinet; wall tiling.

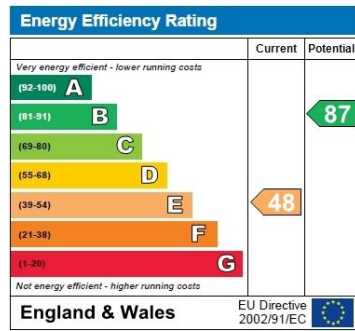
Outside: The property occupies a lovely corner position, one of three Grade II Listed cottages in a pleasant and private setting but within walking distance to amenities. Small garden area to front. Large side and rear garden with decorative slate; raised beds and patio area ; built-in log store and garden store shed. Outside central heating boiler for central heating.

Services: Mains water, electricity and drainage are connected to the property; Oil fired central heating.

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

Proof of ID: 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.





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