

BOB PARRY

7 MACHNO TERRACE, CWM
PENMACHNO
OFFERS IN THE REGION OF £129,950



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

- DG & LPG CH
- VIEWING ESSENTIAL
- EPC RATING - F28

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

A stunning three bedroom cottage situated in a rural village within the Snowdonia National Park. LPG gas central heating heating and hardwood framed double glazing. Garden to the front and enclosed 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.

Hardwood Stable Entrance Door

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 custom made units and sunken Belfast style sink unit having mixer tap. Electric cooker point. Slate tiled floor. Radiator.

First Floor

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

Fitted wardrobes. Exposed feature stone wall. Radiator. Stripped and stained floor.

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

Exposed feature stone wall. Radiator. Stripped and stained floor.

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

Exposed feature stone wall. Radiator. Stripped and stained floor.

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

Shower Room

Corner shower unit with electric "Mira" shower. Low level WC. Pedestal wash hand basin. Radiator. Stripped and stained floor.

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

Services

None of the services have been tested.

Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at llanrwst@bobparry.info



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	41
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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