



Foelfre

Penmachno

£115,000

A traditional stone cottage with large rear garden in rural village setting within the Snowdonia National Park.



Character cottage with original features including Inglenook style fireplace, multi fuel stove and beamed ceilings.

Affording: Living Room, Breakfast Kitchen, Large Double Bedroom, Bathroom and Attic Room. Outside store shed and attractive rear garden.

Night storage heating and uPVC double glazing.



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The Accommodation Affords: (Approximate measurements only)

Living Room: 11'9" x 13'11" (3.57 x 4.23) Large recessed Inglenook style fireplace with raised hearth; slate lintel over; cast iron multi fuel stove; size slate plinth; telephone point; TV point; night storage heater; beamed ceiling; uPVC double glazed window overlooking front; balustrade staircase leading off to first floor level.

Breakfast Kitchen: 11'9" x 5'6" (3.59 x 1.68) Fitted base units; electric cooker ; plumbing for automatic washing machine; single drainer sink; floor tiling; slate breakfast bar opening onto living room; uPVC double glazed window and door to rear.

First Floor

Bedroom 1: 13'7" x 11'0" (4.15 x 3.35) Timber floorboards; uPVC double glazed window overlooking front; shelving to recess alcove; night storage heater; built-in wardrobe.

Bathroom: Three piece suite comprising panelled bath with electric shower above; pedestal wash hand basin; low level W.C. Oak splashback and shelving; tiled surround; built-in cylinder cupboard with immersion heater and linen storage below. UPVC double glazed window to rear.

Attic Room: 11'7" x 7'1" (3.52 x 2.15) Pine clad ceiling; velux double glazed window; some restricted head room; power point; timber floorboards.

Outside: Small front forecourt garden; right of way leading to rear; Steps leading up to rear garden with variety of established shrubs; grassed area; paved and decked seating area. Stone and slate built rear log store.

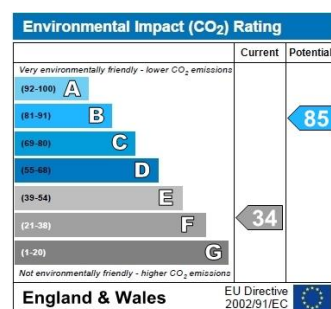
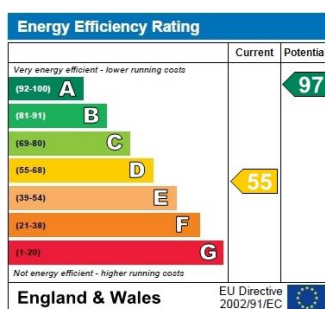
Outside Store Shed: Timber and glazed door.

Services: Mains water, electricity and drainage are connected to the property. Please note that none of the services or any of the fixtures and fittings have been tested by the Agents.

Directions: Proceed into the village of Penmachno and the property will be viewed on the left hand side.

Viewings: Proceed into the village of Penmachno and the property will be viewed on the left hand side.

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



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.