

**BOB**PARRY

5 MACHNO TERRACE, CWM  
PENMACHNO  
OFFERS IN THE REGION OF £152,000



- CHARACTER COTTAGE
- THREE BEDROOMS
- DOUBLE GLAZING

- CENTRAL HEATING
- ON STREET PARKING
- NO ONWARD CHAIN



## 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 the second cottage in the second row on the right.

## Accommodation (approximate measurements)

### Entrance Porch

Electric switch box. Slate floor. Glazed and timber door to:

### Lounge/Diner 5.80m x 5.07m (19'0" x 16'8")

Feature slate built fireplace with multi-fuel stove heating the hot water and radiators. Original slate floor. Television and telephone points. Stairs to first floor.

### Kitchen 2.86m x 2.26m (9'5" x 7'5")

With a range of fitted wall and base units having tiled splash backs. Built in oven and four ring ceramic hob. Space and plumbing for an automatic washing machine. Glazed uPVC door to outside. Radiator. Space for a fridge freezer. Large Velux.

### Bathroom

Panelled bath with overhead electric shower. Low level WC. Pedestal wash hand basin. Vinyl flooring. Radiator.

### First Floor Landing

Stripped and stained floor.

### Bedroom One 3.76m x 2.75m (12'4" x 9'0")

Radiator. Stripped and stained floor.

### Bedroom Two 3.55m x 1.93m (11'8" x 6'4")

Radiator. Stripped and stained floor.

### Bedroom Three 2.69m x 2.16m (8'10" x 7'1")

Radiator. Stripped and stained floor.

### Agents Notes

There is a small piece of garden area to the rear which is used and maintained by the current owners but does not form part of the title of the property.

### Tenure

The property is available Freehold. Solicitors to confirm.

### Tax Band

The property is believed to be in C.  
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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