



6 Rhiwbach Terrace

Cwm Penmachno

£169,500

A character double fronted Grade II Listed stone cottage in popular rural village surrounded by hillsides and historic quarry's.



Situated within the upper part of the village with good size gardens and unrestricted street parking. The property has been sympathetically upgraded and improved over the years retaining character features throughout. Inglenook style fireplace, exposed slate flooring and beamed ceilings. Affording: Dining/ Kitchen, Rear Porch, Living Room, 2 Large Bedrooms and Shower Room. Rear Courtyard with store shed, two front garden areas - one with wood store and shed.

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LOCATION

Situated within the village of Cwm Penmachno enjoying extensive views. Cwm Penmachno is a small rural village set in beautiful surroundings, located approximately 3 miles from Penmachno and 7 miles from Betws Y Coed.

ACCOMMODATION

The Accommodation Affords:
(Approximate measurements only)

Front Door: Leading to:

Dining Kitchen: 17'9" x 12'8" (5.42 x 3.85)
Base units and complementary worktops; feature former fireplace with slate lintel over and having a 'Belling' cooking range; single drainer sink with mixer tap; plumbing for automatic washing machine; slate flooring; beamed ceiling; telephone point; understairs storage area; secondary double glazed sash window to front elevation.

Integral Entrance Porch: Quarry tiled floor.

Living Room: 17'11" x 9'1" (5.45 x 2.77)
Timber flooring; slate Inglenook fireplace with substantial lintel over; multi fuel stove with back boiler for two radiators. Sash and secondary double glazed windows overlooking front and rear elevations; beamed ceiling.



First Floor

Landing: Window overlooking rear of the property.

Bedroom 1: 17'9" x 9'1" (5.4 x 2.78)

Radiator; secondary double glazing sash window to front and rear elevation; exposed timber flooring.

Bedroom 2: 12'7" x 12'3" (3.83 x 3.74)

Secondary sash double glazed window overlooking front of the property; exposed timber flooring; access to roofspace; radiator.

Shower Room: Shower enclosure with electric shower; vanity wash basin with tiled splashback; low level W.C; secondary double glazed window overlooking rear; chrome ladder style heated towel rail.

Outside: The property has a enclosed rear courtyard with timber built store shed with slate roof and additional timber wood store. Front grassed garden and seating area together with additional area of land on the opposite side of the path housing log store and timber garden shed/workshop. Outside lighting.

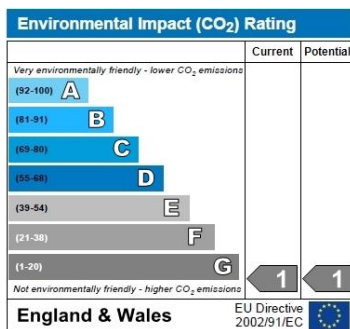
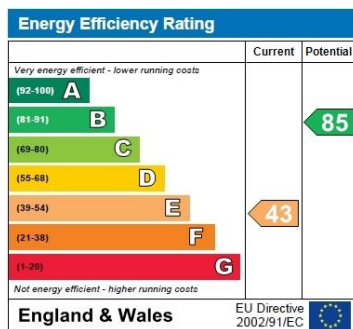
Services: Mains water, electricity and drainage are connected to the property.

Directions: Proceed into the village of Cwm Penmachno into the upper section, turn right by Rhiwbach quarry and the playing field on the left hand side, continue and Rhiwbach Terrace is the first terrace on the right hand side overlooking open fields.

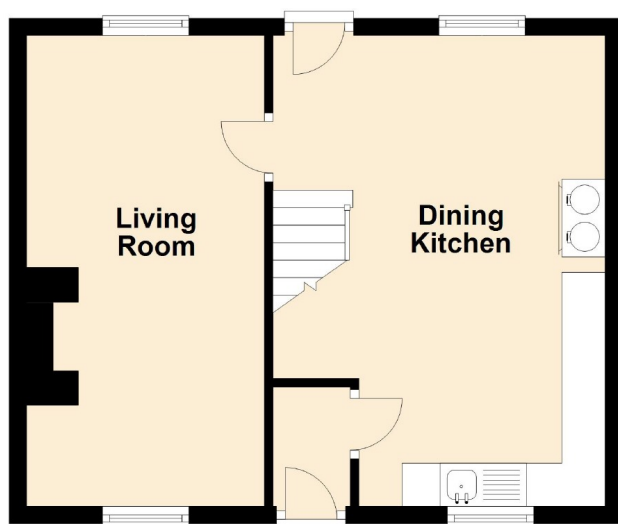
Viewing: By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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.

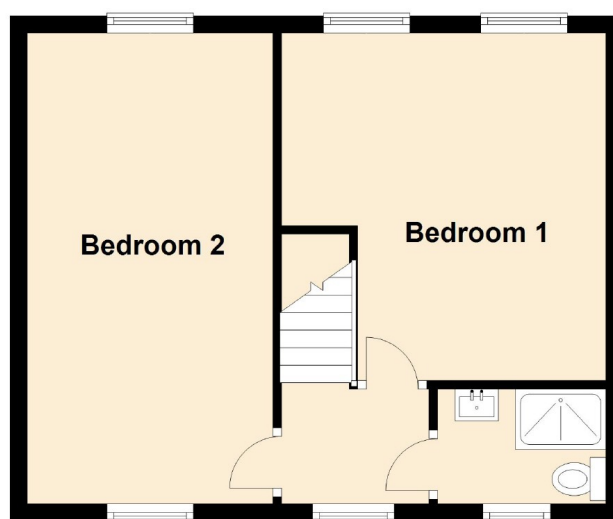




Ground Floor



First Floor



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