



Llannerch

Penmachno

£119,950

A delightful character stone cottage located in a highly convenient village centre setting. **VIEWING RECOMMENDED.**

Character stone cottage with beamed ceilings, Inglenook style fireplace, multi fuel stove, night storage heating, fitted kitchen, double bedroom and bathroom. Double glazing. Rear raised decking area enjoying views.

Viewing Recommended



Tel: 01492 642 551
www.iwanmwilliams.co.uk





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 and Glazed Front Door:
Leading to:

Integral Entrance Porch: Cloak hanging hooks; electric meters; pine timber and glazed door leading through to:

Open Plan Living Room and Dining Kitchen: 11'1" x 20'4" (3.39 x 6.2) Feature Inglenook fireplace with multi fuel stove; inset lighting; substantial slate lintel over and slate hearth. Night storage heater; uPVC double glazed Georgian style window to front; beamed ceiling; spot and wall lighting; TV point. Balustrade staircase leading off to first floor level. Peninsula breakfast bar leading to:



Kitchen: Fitted range of base and wall units with solid timber worktop; single drainer inset sink with mixer tap; space for fridge; space for freestanding electric oven; corner shelving; wall tiling; two double glazed windows to rear; understairs storage cupboards with water heater and storage.

First Floor

Spacious Open Plan Bedroom: 20'4" x 10'4" (6.21 x 3.14) Including Shower Room. Attractive timber flooring; cast iron former fireplace with slate hearth; double glazed Georgian style window to front; timber clad ceiling; night storage heater; small glazed door leading to:

Rear Shower Room: Shower enclosure with electric shower; fully tiled walls and floor; pedestal wash hand basin; mirror with light above; velux double glazed window; enclosed water heater; low level W.C; wall mounted extractor fan.

Outside: Raised decking to the rear enjoying views across open farmland to the hillside beyond.

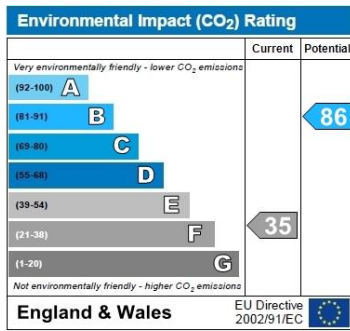
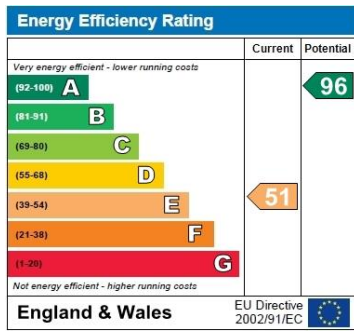
Services: Mains water, electricity and drainage are connected to the property.

Directions: Proceed into the village of Penmachno, over the bridge and to the Eagles Hotel, and then along side the Eagles there is a row of cottages on the right.

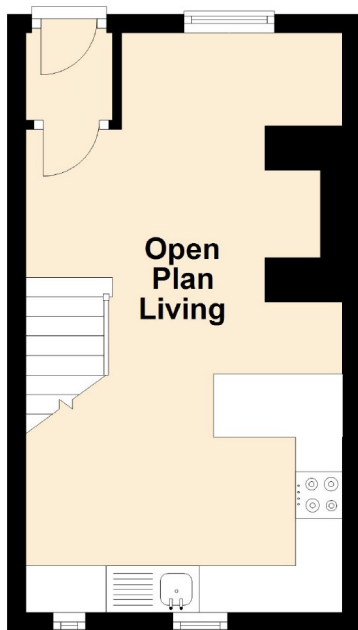
Viewing: By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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.

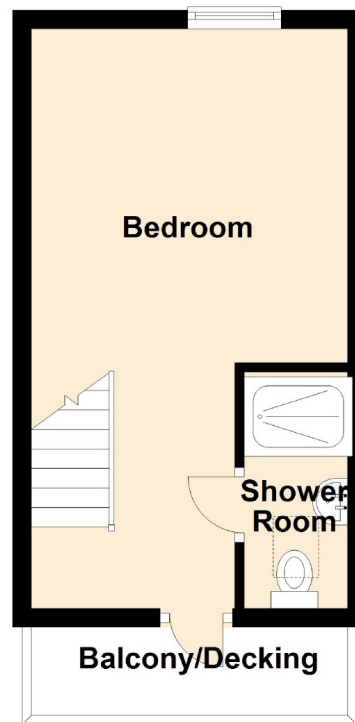




Ground Floor



First Floor



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