



2 Bryn Madoc

Cwm Penmachno

£189,950

A beautifully presented, spacious semi-detached stone cottage in village setting with extensive countryside views.

Upgraded, extended and modernised character cottage occupying a level plot within the lower part of the village enjoying panoramic views of surrounding hillsides. Double glazing, LPG central heating, off road parking, garden on front side and rear. Large modern kitchen with integrated appliances, modern bathroom and wet room, open plan living room, 3 bedrooms.

Viewing highly 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

Accommodation Affords: (Approximate measures only)

Open Plan Living Room: 13'10" x 19'8" (4.21 x 6) Feature inglenook fireplace, raised hearth, multi fuel stove, slate lintel above, coved ceiling, attractive slate flooring, under stairs storage and cloaks cupboard with electric meters, double glazed window looking front of property, double panel radiator, wall lights, rear uPVC double glazed window with views to surrounding hillsides, telephone point, staircase leading off to first floor level.

Rear Entrance: Slate floor, double panel radiator, uPVC glazed door to outside rear.

Downstairs Wet Room: Overhead rain drop shower, pedestal wash hand basin, lower level WC, wall mounted ladder heated towel rail, three quarter tile walls, velux window with vaulted ceiling. Door and step leading up to:



Large Dining Kitchen: 12'4" x 22'3" (3.76 x 6.79) Fitted range of base and wall units with complementary worktops, single drainer one and a half bowl sink with mixer tap, plumbing and space for washing machine and dishwasher, space for dryer, wall plate rack, four plate ceramic hob with glazed and stainless steel canopy extractor above, split level oven, slate flooring, uPVC window overlooking front, vaulted ceiling with two velux windows, space for fridge freezer, dining area with two double panel radiators, french windows leading on to rear of property enjoying views.

First Floor

Landing:

Bedroom 1: 11'0" x 7'2" (3.36 x 2.18) Radiator, two uPVC double glazed windows overlooking front with views, built-in wardrobes.



Bathroom: Three piece suit comprising panelled bath with mixer tap shower, low level WC, pedestal wash hand basin, heated towel rail, extractor fan,

Bedroom 2: 7'10" x 7'3" (2.39 x 2.2) Radiator, built-in wardrobe, uPVC double glazed window overlooking rear of property, views.



Attic Bedroom 3: 13'7" x 11'5" (4.15 x 3.49) UPVC double glazed window overlooking rear, extensive views, stained timber flooring, exposed painted roof purlin.

Outside: The property has good size parking, store shed and garden to side and rear.

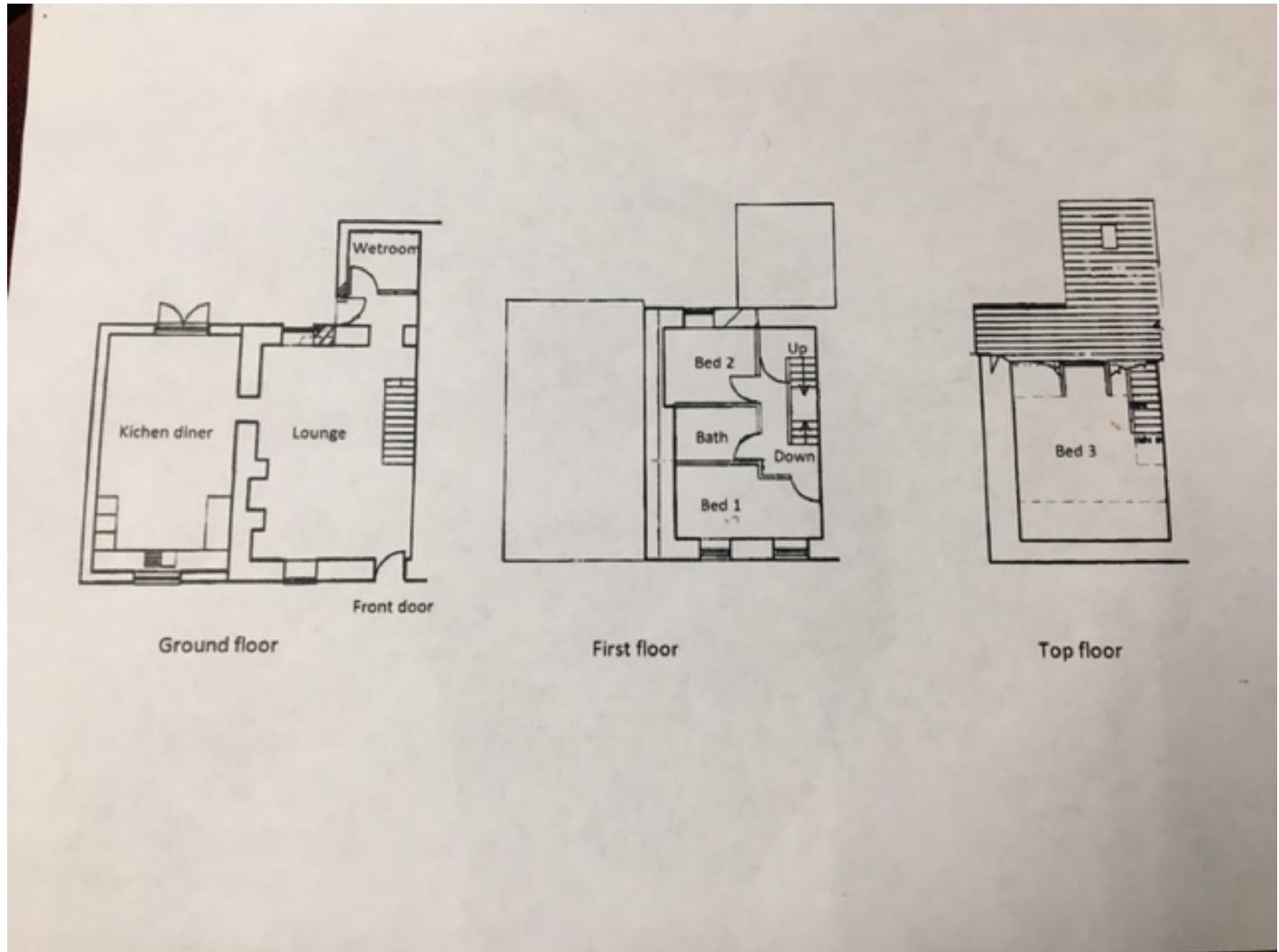
Services: Mains water, electricity, LPG central heating and drainage are connected to the property.

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.

Agents Note: The property is currently a successful Holiday Let. Advertised on VRBO property number 6186950





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 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 or 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.

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