



5 White Street

Penmachno

£154,500

An immaculately, beautifully presented end terrace stone cottage in popular rural village setting. Refurbished and sympathetically modernised.

Located in a pleasant rural village location within the Snowdonia National Park.

The property offers immaculately presented 2 bedroom character accommodation with beamed ceiling, large recessed fireplace with multi fuel stove. Affording: Open plan living, dining room and kitchen, rear modern bathroom, first floor, bedroom no 1 with vaulted ceiling and bedroom 2, outside utility area; small forecourt garden to front and rear.



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)

Open Plan Ground Floor Living, Dining and Kitchen Area: 19'8" x 12'6" (6 x 3.8)

Living Area: UPVC double glazed window to front, feature recessed stone fireplace surround with cast iron multi fuel stove, slate hearth. Beamed ceiling. Wall light points. Slate tiled floor. Understairs storage cupboard. Balustrade and spindle staircase leading off to first floor level. Telephone points.

Kitchen and Breakfast Area: Fitted range of base and wall units in white with timber worktop; inset sink with mixer tap; integrated dishwasher and fridge freezer. Integrated stainless steel oven with four plate ceramic hob and extractor above; inset spotlighting; uPVC double glazed window.



Rear Bathroom: Three piece suite with mosaic tiled bath; shower screen with mixer tap shower; low level W.C; contemporary wash basin; uPVC double glazed door and window to rear; under floor heating. Towel rail.

First Floor

Landing: Spotlighting; Built-in linen store cupboard with louvre doors.

Bedroom 1: 12'8" x 10'10" (3.86 x 3.3)
Partly exposed painted stone wall; vaulted ceiling; two wall light points; telephone point; uPVC double glazed window to front.

Bedroom 2: 7'9" x 9'3" (2.35 x 2.83)
Beamed ceiling; uPVC double glazed window to rear elevation. Wall mounted electric heater (not tested). Telephone point.

Outside: Small forecourt garden area; small rear yard.

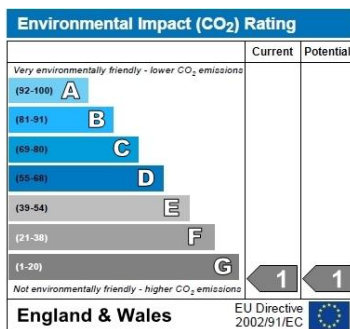
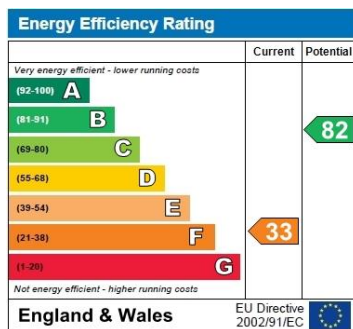
Services: Mains water, drainage and electricity are connected to the property.

Directions: Proceed into the village of Penmachno, bear right over the bridge and take first left and White Street is immediately ahead after the Chapel, No 5 is at the end of terrace on right 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 address.

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





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 opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

Charlton Stores
5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642 551
Fax: 01492 642 501
Email: enq@iwanmwilliams.co.uk
Web: www.iwanmwilliams.co.uk

