



15 Machno Terrace

Cwm Penmachno LL24 0SA

£115,000

A beautifully presented 1 bedroom cottage set in a quiet and picturesque location at the end of a traditional terrace of quarry cottages, enjoying beautiful hillside views.

Tenure - Freehold. EPC rating- F. Council Tax Band - B

Enjoying an open aspect to the front with seating area and delightful hillside views, this charming home has been sympathetically renovated in recent years to provide attractive, characterful accommodation.

Located in the former quarry village of Cwm Penmachno, the property offers a peaceful retreat in the heart of Snowdonia, an ideal bolt hole to escape the hustle and bustle of everyday life.

- Living Room with exposed beams, feature staircase
- Fitted Kitchen with breakfast bar and bespoke storage
- Double Bedroom with vaulted ceiling and exposed beams
- Modern Shower Room

This a delightful cottage in a quiet, rural setting, perfect for those seeking a low-maintenance home or holiday base within the beautiful Snowdonia National Park.



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Location

Cwm Penmachno

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.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance

Timber and glazed door leading to Lounge.

Lounge

17'4" x 10'0" (5.3m x 3.05m)

Feature staircase leading off to first floor level, double glazed window overlooking front of property, exposed beam ceiling, TV point, built-in storage cupboard, tiled floor. Doorway leading through to Kitchen.

Kitchen

9'10" x 5'4" (3.0m x 1.65m)

Custom built base units with inset sink and mixer tap, space for fridge, electric cooker point and filter extractor above, tiled splashback, wall mounted electric meter cupboard, window overlooking front of property, breakfast bar. Staircase leading off to Bedroom.



Bedroom

12'7" x 9'9" (3.85m x 2.98m)

Timber flooring, two windows with shutters overlooking front of property enjoying views, storage cupboards with cylinder and immersion heater, electric radiator. Doorway leading through to Shower Room.

Shower Room

Three piece suite comprising; shower enclosure, low level w.c. pedestal wash hand basin, medicine cabinet, extractor fan, timber flooring.

Services

Mains water, electricity and drainage are connected to the property. Property is freehold.

Outside

Small forecourt area to front. There is no parking in front of the cottage but there is on road parking nearby. Outside seating area and rear former outbuilding with potential for upgrading.

Agent's Note

The property is currently designated as a second home and falls under the C5 Use Class within The Snowdonia National Park. Any proposed use of the dwelling as a holiday let would require planning consent for a change of use to C6.

Viewing

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

Proof Of Funds

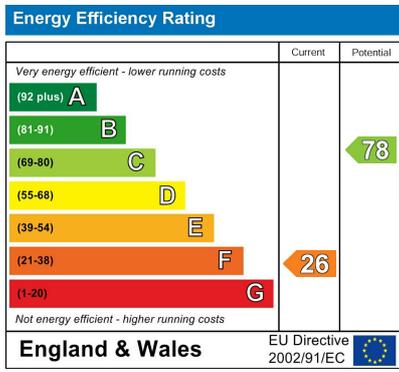
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

Council Tax

Conwy County Borough Council Band B

Directions





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.

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