



## 4 Pen Y Waen

Penmachno LL24 0YU

£99,500

A delightful single fronted stone cottage occupying an elevated setting within the beautiful Machno Valley, enjoying extensive countryside views.

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

A character cottage offering beautifully presented 1 bedroom accommodation with inglenook fireplace and beamed ceilings. Open plan ground floor Lounge, Dining and Kitchen area, stairs to small landing, spacious Bedroom and three piece Shower Room. Economy 7 storage heaters and multi fuel stove. Small outside seating area to front enjoying open aspect and extensive countryside views.

VIEWING RECOMMENDED.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



## Location

The Accommodation Affords:  
(Approximate measurements only)

Covered Front Entrance Porch  
Timber and glazed door leading through to open plan Lounge / Dining / Kitchen area.

Lounge / Dining / Kitchen  
15'7" x 14'0" (4.76m x 4.27m)

Feature inglenook style recessed stone fireplace with substantial slate lintel over, multi fuel cast iron stove on raised hearth, beamed ceiling, quarry tiled floor, sash double glazed window overlooking front, night storage heater, TV point, built in cupboard into recessed alcove housing electric meter, staircase leading off to first floor level.

Kitchen with fitted hand made base units, complimentary worktops, single drainer sink, electric cooker point, wall tiling and shelving, two double glazed windows overlooking rear elevation, space for fridge.

## First Floor

Small landing, window overlooking rear of property.



## Bedroom

13'7" x 9'9" maximum (4.15m x 2.99m maximum)

Night storage heater, double glazed sash window to front elevation enjoying views, built in cylinder cupboard, access to roof space. Bespoke hand made custom built oak wardrobes and storage cupboards.

## Shower Room

Three piece suite comprising walk in shower with glazed screen, electric shower, wall tiling, low level w.c. pedestal wash hand basin, wall mounted electric heater, medicine cabinet, double glazed window to rear elevation.

## Outside

Small forecourt area to front, providing seating to enjoy views.

## Services

Mains water, electricity and drainage are connected to the property, night storage heating.

## Viewing Llanrwst

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

Band B.

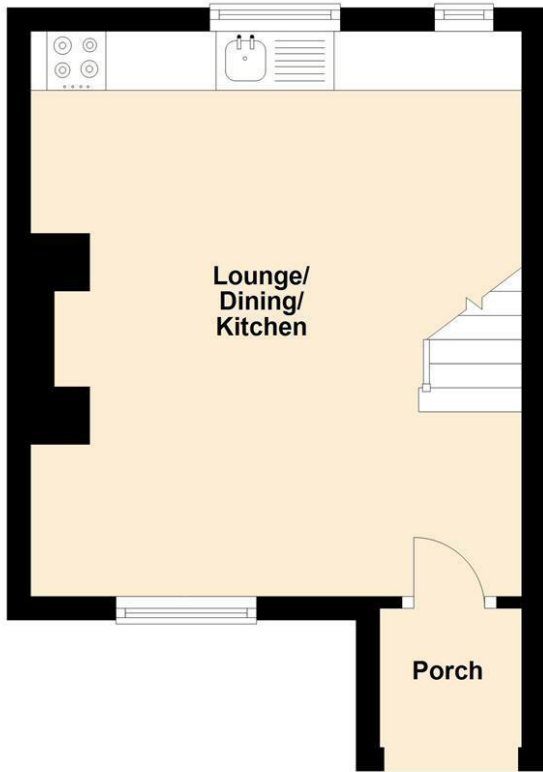
## Directions

From the Betws y Coed direction, turn right at Conwy Falls and proceed to the Village of Penmachno. After entering the 20mph, take a left turning opposite the two white cottages, up the hill and continue sharp right at the top, parallel with the bottom road and the property will be viewed on the left hand side, being one in the row of terraced cottages on the left.

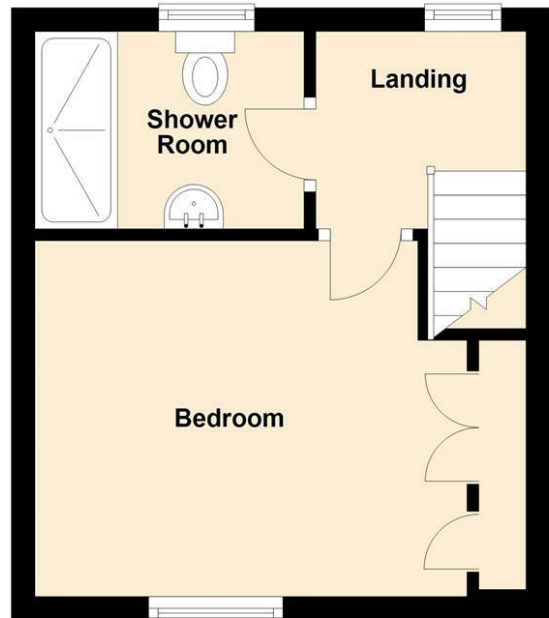


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



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**

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