



## 2 White Street

Penmachno LL24 0UB

£149,950

A well presented inner terrace stone cottage with large rear extension and attractive enclosed garden in village setting.

Improved and upgraded cottage benefiting from new slate roof offering spacious 2 bed accommodation in a convenient and popular rural village within the Snowdonia National Park.

Affording entrance vestibule, living room, dining kitchen, 2 double bedrooms and bathroom. UPVC double glazing, modern kitchen and bathroom. Inglenook style fireplace with slate lintel and multi fuel stove.

Located within short distance of village centre, shop and village pub.

Viewing Recommended.



Tel: 01492 642551

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





## Location

The Accommodation Affords:  
(Approximate measurements only)

uPVC double glazed front door leading to:

Entrance Vestibule:  
Electric meters. Door to:

Living Room:  
19'8", 22'11" x 10'5" (6,07 x 3,20)  
Feature recessed inglenook style fireplace with inset multi fuel cast iron stove on slate hearth; laminated timber effect floor; UPVC double glazed window to front; two wall light points; T.V. And telephone point. Staircase leading off to first floor level; understairs storage cupboard.

Kitchen:  
10'7" x 11'1" (3,23 x 3,38)  
Range of fitted base and wall units with complementary worktops. Twin tall larder cupboards. Built-in double oven and grill, 4 plate ceramic hob and concealed extractor unit above. Wall tiling; plumbing for washing machine; uPVC double glazed rear door and window.

First Floor

Landing  
Access to roofspace.

Bedroom 1:  
11'5" x 10'9" (3,48 x 3,28)  
UPVC double glazed window to front; built-in airing cupboard housing factory lagged hot water cylinder and immersion heater, slatted linen shelving; night storage heater.





### Bedroom 2:

10'7" x 11'1" (3.25 x 3.38)

Night storage heater; UPVC double glazed window to rear with views.

### Bathroom:

Three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and low level W.C. Decorative tiled surrounds. Extractor fan. Chrome heated towel rail.

### Outside:

Small forecourt with timber boundary fence. Rear - flagged rear raised garden with rear access. Outside tap and light.

### 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 on right hand side.

### Council Tax Band

Conwy County Borough Council tax band - To be confirmed

### Viewing Llanrwst

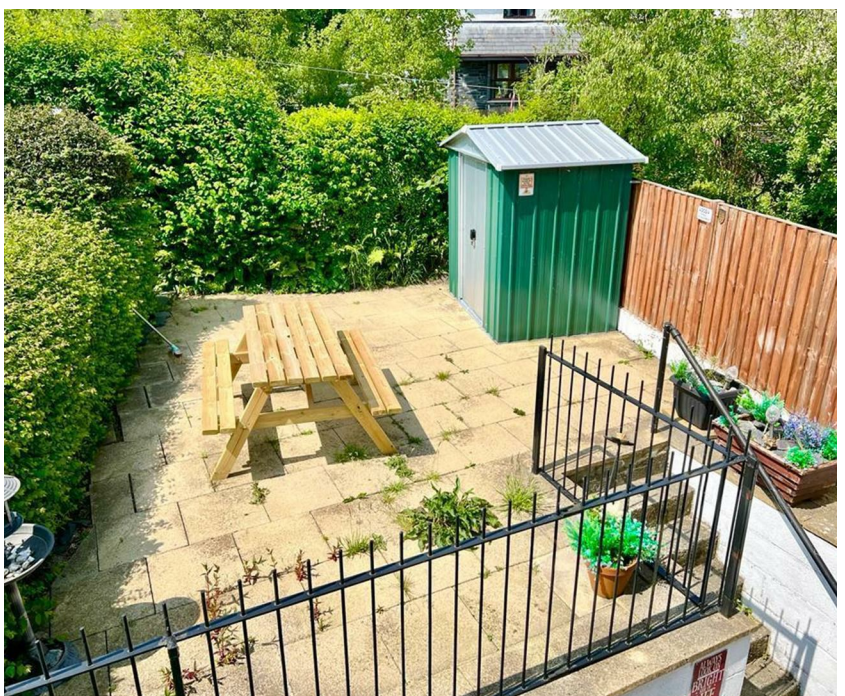
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

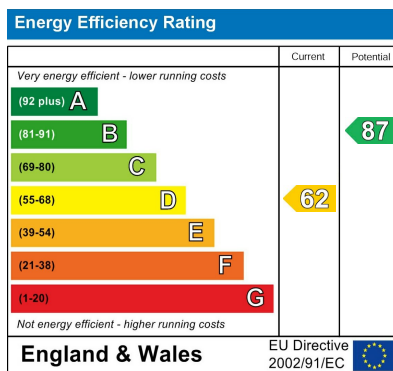
### Proof Of Funds

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.

### Agents Note:

Prospective purchasers are advised that the property lies within the Eryri (Snowdonia) National Park where, with effect from 1 June 2025, an Article 4 Direction has introduced new planning use classes for residential dwellings. A permanent dwelling is classified as Use Class C3, a second home as Use Class C5, and a short-term holiday let (lettings of 31 days or fewer) as Use Class C6. Any change of use between these classes now requires planning permission from the National Park Authority. Purchasers should make their own enquiries and satisfy themselves with regard to the planning status of the property and any future intended use. Please note that there is a licence for parking located a short distance from the house, this is a renewable annual licence from Ancaster Estate.





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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