



8 Carrog Terrace

Cwm Penmachno LL24 0RE

£146,950

A beautifully presented character country cottage in beautiful rural countryside enjoying extensive views.

Tenure - Freehold. EPC rating- TBC . Council Tax Band - A

This immensely stylish stone cottage offers a superb opportunity to acquire a delightful house in idyllic rural setting. Character house with Inglenook fireplace, multi fuel stove and beamed ceiling. Renovation and refurbished in recent years. Attractive terraced garden with views of the valley. Living & Dining room, Kitchen, Bedroom & Shower Room. Outside store shed, u PVC double glazing and central heating.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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



Location

Situated within the village of Cwm Penmachno enjoying extensive views. Cwm Penmachno is a small rural village set in beautiful surrounding, located approximately 3 miles from Penmachno and 7 miles from Betws y Coed

The Accommodation Affords
Approximate Measurements Only)

uPVC double glazed front door.

Lounge

17'3" x 12'7" (5.28m x 3.85m)

Feature inglenook style fireplace surrounded with slate lintel, multi fuel stove on slate hearth, built in cupboard to recessed alcove, radiator, slate flooring, under stairs built-in cupboard housing electric central heating system, uPVC double glazed window overlooking front with views over open countryside, beam ceiling, balustrade staircase leading of to first floor level.

Kitchen

8'1" x 7'4" (2.47m x 2.26m)

Custom built bespoke units with integral dishwasher, stainless steel oven, two plate hob, 1 and half bowl sink with mixer tap, bleached wood surround, Velux double glazed window, wall light points, plate rack, uPVC double glazed rear window, timber rear door, double panelled radiator, slate floor.



First Floor

Bedroom 1

12'6" x 5'9" (3.82m x 1.77m)

Vaulted ceiling, double panelled radiator, two uPVC double glazed windows overlooking rear, Velux double glazed window, timber panelling along one wall, plantation shutters, sliding oak door leading to shower room.

Shower Room

12'6" x 5'9" (3.82m x 1.77m)

Large shower enclosure with sliding door, shower, concealed cistern W.C with shelf over, cladding, wall lighting, ladder style heated towel rail, extractor fan, vaulted ceiling.

Outside

The property has a small forecourt courtyard area to front with seating area enjoying vies across the valley, lean to fuel and store shed, Terraced rear garden with seating area at upper level enjoying views over roof tops to surrounding hillside and down the valley.

Services

Mains water, electricity and drainage. Electric central heating system (wet system).

Viewing Llanrwst

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 Band

Conwy County Borough Council Tax Band - A

Directions

The property is located on the left hand side just as you turn right towards Cwm Penmachno, before the no through road sign.



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

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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