



## 4 Rhos Goch

Cwm Penmachno LL24 0RS

£165,000

A delightful traditional period cottage set in a popular location within the Village, enjoying wonderful views of the surrounding countryside. Large rear garden, garage/store and parking.

A Grade II listed character former quarry mans cottage situated on the rise, a short distance from Rhiw Bach Quarry and within a short distance of popular and breath taking local walks. The cottage has been in the current ownership for many decades and has been lovingly maintained throughout the years. Affording rear Breakfast Kitchen and Shower Room, inner Lobby and Cloak store area, Lounge, small Front Hall and downstairs Parlour/Bedroom 3, stairs leading up to two attic Bedrooms. Rear stone built Garage/Store.

VIEWING RECOMMENDED.



Tel: 01492 642551

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





## Location

The Accommodation Affords:  
(Approximate measurements only)

Front door leading to small Hallway  
Electric meters, understairs storage cupboard.

### Parlour / Bedroom 3

11'8" x 6'6" (3.58m x 2.0m)  
Recessed fireplace surround, sliding glazed window to front, beamed ceiling.

### Lounge

15'7" x 11'1" (4.75m x 3.4m)  
Feature inglenook style fireplace with slate surround, slate hearth, multi fuel stove. Slate flagged flooring, beamed ceiling, telephone point, small window overlooking front of property.

### Rear Lobby

With staircase leading up to first floor bedrooms, cloak and storage area. Doorway leading through to rear lean-to Breakfast Kitchen.

### Breakfast Kitchen

With feature stone fireplace with slate surround, slate hearth and Jotul stove. Worktops with space below, inset single drainer sink, base units, window overlooking rear of property, exposed stone walls, electric cooker point, space for fridge/freezer, freestanding kitchen cupboards.





## Shower Room

7'4" x 5'4" (2.24m x 1.65m)

Shower enclosure, electric shower, low level w.c. pedestal wash hand basin, shaver and light point, Velux double glazed window, wall mounted electric fan heater.

## First Floor Attic Bedrooms

### Bedroom 1

14'7" x 12'6" (4.45m x 3.82m)

Some restricted headroom, two skylight windows, exposed roof timbers.

### Bedroom 2

9'6" x 6'6" (2.91m x 2.0m)

Skylight window.

## Outside

The property has a garden to the front with central path and a garden area to either side. There is vehicular access to the terrace and each have their own large parking area at the rear. No.4 has a stone built garage/store shed (4.72m x 3.4m) with timber doors. Large rear garden and also rear courtyard area.

## Services

Main water, electricity and drainage are connected to the property.

## Agent's Note

There is a water meter provided and two wood burning stoves included with the property. There is no current landline, but there is broadband available to the property.

## 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 - Conwy County Borough Council

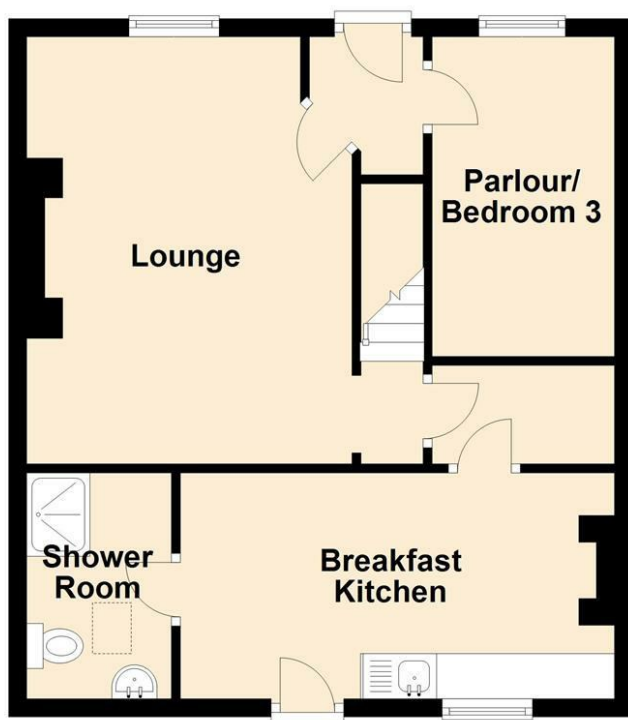
## Directions

Proceed into the Village of Cwm Penmachno, passing the lower level properties. Start rising towards Rhiw Bach Quarries and the property will be viewed on the right hand side, being one of a row of white painted terrace cottages on the right hand side. Access to the rear is past the last cottage, i.e. No.6 with a service lane leading to each individual parking areas.

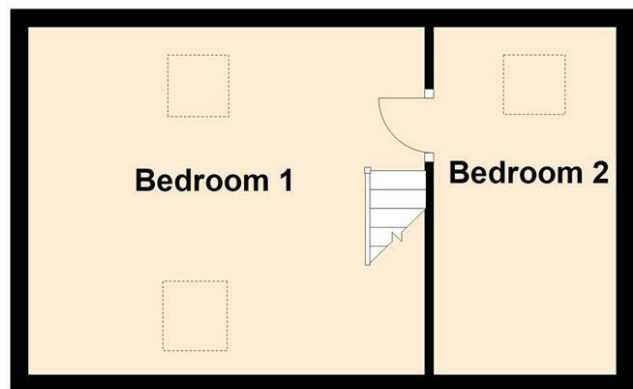


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>24</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

