



## Gwynfryn

Cwm Penmachno LL24 0RL

£115,000

A traditional semi detached house located in a popular setting within a rural village surrounded by open countryside.

Retaining original character features throughout, this home offers tremendous potential for sympathetic upgrade. Affording Entrance Hallway, Lounge, Sitting / Dining Room, Kitchen, Landing, Bedroom 1, Bedroom 2, Bathroom. Gardens located to front and rear, Car Parking Area, and Stone shed to rear.

Views to hillsides from front and rear elevation.



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## Location

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)

### Entrance Hallway

Night storage heater, staircase leading off to first floor level, electric meters.

### Lounge

11'3" x 11'10" (3.44m x 3.63m)

Feature fireplace surround, sash window overlooking front of property, built-in shelving to recess alcove, views to surrounding countryside.

### Dining / Sitting Room

9'3" x 13'6" (2.84m x 4.13m)

Sash window overlooking rear enjoying views, tiled fireplace surround and hearth, door leading into inner lobby with understairs storage cupboard and door leading through to:





## Kitchen

7'10" x 9'10" (2.39m x 3m)

Base units with complementary worktop, single drainer sink, electric cooker point, timber and glazed window overlooking rear, night storage heater, timber and glazed rear door.

## First Floor

Landing, window overlooking rear, access to roof space.

## Bedroom 1

12'2" x 9'5" (3.71m x 2.88m)

Cast iron former fireplace surround, sash window overlooking front of property.

## Bedroom 2

10'4" x 9'8" (3.17m x 2.95m)

Cast iron fireplace, sash window overlooking rear enjoying extensive views.

## Bathroom

9'1" x 6'5" (2.77m x 1.98m)

Three piece suite comprising panelled bath, pedestal wash hand basin, low level W.C, night storage heater, built-in linen and hot water cylinder cupboard with shelving.

## Outside

The property commands a slightly elevated position from the road, slate steps leading to front of property, outside seating area, grassed front garden and side access leading to rear raised grass garden, outside stone store sheds and single car parking space. Please note there is a rear vehicle access road which leads to the rear of the properties and to the parking area.

## Agent Notes

The property retains original character features but is in need of upgrading and modernisation.

## Services

Mains water, electricity and drainage connected to the property, part night storage heaters.

## Council Tax Band

Conwy County Borough Council Tax Band - B

## 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)

## Directions:

From Penmachno, continue into the village of Cwm Penmachno, past Carrog Terrace, turn right towards Cwm, over a stone bridge by the converted Chapel and Dyfnant Terrace will be on the right hand side. Go past Dyfnant Terrace and the converted former Church and Gwynfryn will be viewed on the right hand side 4 doors down from Lattimer School.

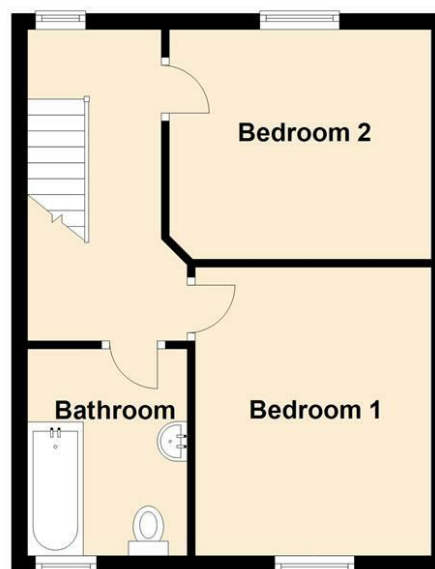


| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                    |
| (81-91) <b>B</b>                            |           |                                                                                                              |
| (69-80) <b>C</b>                            |           |                                                                                                              |
| (55-68) <b>D</b>                            |           |                                                                                                              |
| (39-54) <b>E</b>                            |           |                                                                                                              |
| (21-38) <b>F</b>                            | <b>31</b> |                                                                                                              |
| (1-20) <b>G</b>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

## Ground Floor



## First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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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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