



## Eirianfa

Penmachno LL24 0YG

£164,500

A beautifully presented traditional stone cottage in popular village setting - enjoying extensive rear views.

Viewing Recommended.

Tenure: Freehold. EPC: D. Council Tax: TBC

Immaculate home with accommodation arranged over 3 floors on a split level site enjoying far reaching views towards the Glascwm Valley. UPVC double glazing, oil fired central heating, new roof 2018, feature inglenook style fireplace with log burning stove, rear balcony. Affording: Entrance lobby, living and dining room, kitchen, 2 bedrooms and bathroom. Outside utility and cloakroom. Large rear garden.



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





## Location

Penmachno is approximately 3 miles from the picturesque village of Betws y Coed surrounded by woodlands and forest in an area of outstanding natural beauty where the tributaries of the rivers Conwy, Llugwy and Lledr meet.

### Accommodation:

The accommodation affords: (approximate measurements only)

#### Small Entrance Lobby:

Electric meters and cloak hooks, pine door leading to:

#### Living and Dining Room:

11'9" x 20'8" (3.6m x 6.31m )

Engineered oak flooring throughout, living area with feature stone fireplace with substantial slate lintel over housing multi fuel stove on a slate hearth. UPVC double glazed window to front elevation, beamed ceiling, double panelled radiator; TV and telephone point.

#### Dining Area:

Double panelled radiator; recessed former fireplace; uPVC double glazed door leading onto rear balcony which enjoys extensive views over the Glaschw Valley. Staircase leading down to:

Lower Ground Floor



### Kitchen:

11'4" x 8'9" (3.47m x 2.68m)

Balustrade staircase; fitted range of cream units with beach worktops; built-in stainless steel oven with four plate ceramic hob and extractor canopy above. Wall tiling; porcelain 'Belfast' style sink with mixer tap; integrated dishwasher and fridge freezer; spotlighting; understairs storage area; radiator; uPVC double glazed window and door to rear elevation.

From Dining Area - door and staircase leading off to:

### First Floor Level

#### Small Landing:

Access to roofspace and slingsby style ladder.

#### Bedroom 1:

11'1" x 9'3" (3.4m x 2.83m)

Built-in wardrobe and storage cupboard; uPVC double glazed window overlooking rear enjoying extensive valley views; double panelled radiator; TV point.

#### Bedroom 2:

9'2" x 6'1" (2.81m x 1.86m)

UPVC double glazed window overlooking front of the property; radiator.

#### Bathroom:

Three piece suite comprising panelled bath with shower above; shower screen; corner W.C; pedestal wash hand basin with mixer tap; velux double glazed window to front elevation; ladder style heated tower rail; radiator; wall tiling.

#### Stone Built Utility Shed and Cloakroom:

Plumbing for automatic washing machine; radiator; oil fired central heating boiler; low level W.C and wash basin.

#### Outside:

Sizeable rear garden which is tiered with flagged patio and seating area leading down to grassed garden with part decorative gravel seating area at lower level. The rear garden enjoys views across the valley. Small enclosed front garden.

#### Services:

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

#### 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.

#### Directions:

Proceed into the village of Penmachno and the property will be viewed on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	



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## Iwan M Williams Estate Agents

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