

Y Ffald

Penmachno LL24 0UF

£129,950

A charming traditional stone-built cottage offering a wealth of character and period features, occupying a convenient position within a popular rural setting.

Tenure- Freehold EPC-E Council Tax-B





The accommodation is arranged over three floors and includes a spacious open-plan living and dining area with exposed ceiling beams, stonework, a feature fireplace with wood-burning stove and an impressive cast-iron spiral staircase. The cottage retains considerable original charm throughout, with further exposed stonework and traditional detailing adding to its appeal.

The upper floors provide bedroom accommodation together with a shower room, while the top floor features a converted attic room with exposed stone gable wall and rooflights.

The property would now benefit from a programme of modernisation and general improvement, providing an excellent opportunity for a purchaser to create an attractive home.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Conveniently situated within easy walking distance of the village shop, public house and local amenities, whilst being surrounded by the beautiful scenery of Eryri National Park.

The Accommodation Affords:

(Approximate measurement only)

Entrance:

Upvc double glazed door leading to:

Open plan lounge and dining room

6.8 x 3.63

Lounge:

Lounge area with slate planked flooring, Featuring fire place surround with raised half and slate lintel, shelving, beam ceiling, Upvc double glazed window over looking the front of the property. Cast iron. Spiral staircase leading of to the first floor.

Rear Dinning Room:

With feature inglenook fire place surround, slate lintel, beam celling, Upvc double glazed window over looking the rear of the property.

Kitchen:

6'2" x 4'9" (1.9 x 1.46)

Doorway leading through to rear kitchen. Worktops with base unit, inset single drainer sink, space for electric cooker, wall mounted shelving and shelves, wall tiling, upvc double glazed window over looking rear and double glazed door at rear.

First Floor:

Small landing





Bedroom1:
11'9" x 9'4" (3.59 x 2.85)
Upvc double glazed window over looking front of property, radiator, built in airing cupboard and storage cupboards. Wall mounted electric panel heater.

Bedroom 2:
9'10"x 6'6" (3x 2)
uPVC double glazed window, built in wardrobe and shelving, electric wall heater.

Shower Room:
Shower surround with electric shower and curtain screening, wash basin, low level W:C. and double glazed window to rear.

Access leading to:

Attic Room
11'5" x 6'6" (3.5 x 2)
Currently used as over spill bedroom area with Velux double glazed window to rear elevation. Eaves storage cupboards.

Outside:
Property has a good size rear garden, mainly hard landscaped, with outside seating area enjoying extensive views of the surrounding countryside. Patio seating area.

Parking:
Parking is within the village, a short distance from the property.

Services:
Main water, gas, electric and drainage connected to the property.

Viewing:
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

Planning Information
The property is situated within the Eryri National Park and is currently understood to be occupied as a main residence, falling within Use Class C3. The Eryri National Park Authority introduced an Article 4 Direction on 1 June 2025. As a result, planning permission is required for a change of use from a main residence (C3) to a second home (C5), short-term holiday accommodation (C6), or certain mixed uses. Prospective purchasers intending to use the property as a second home or holiday let should make their own enquiries with the Eryri National Park Authority regarding the necessary planning consent prior to purchase.

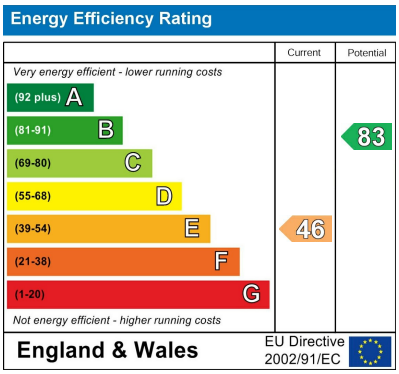
Proof Of Funds:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such 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.

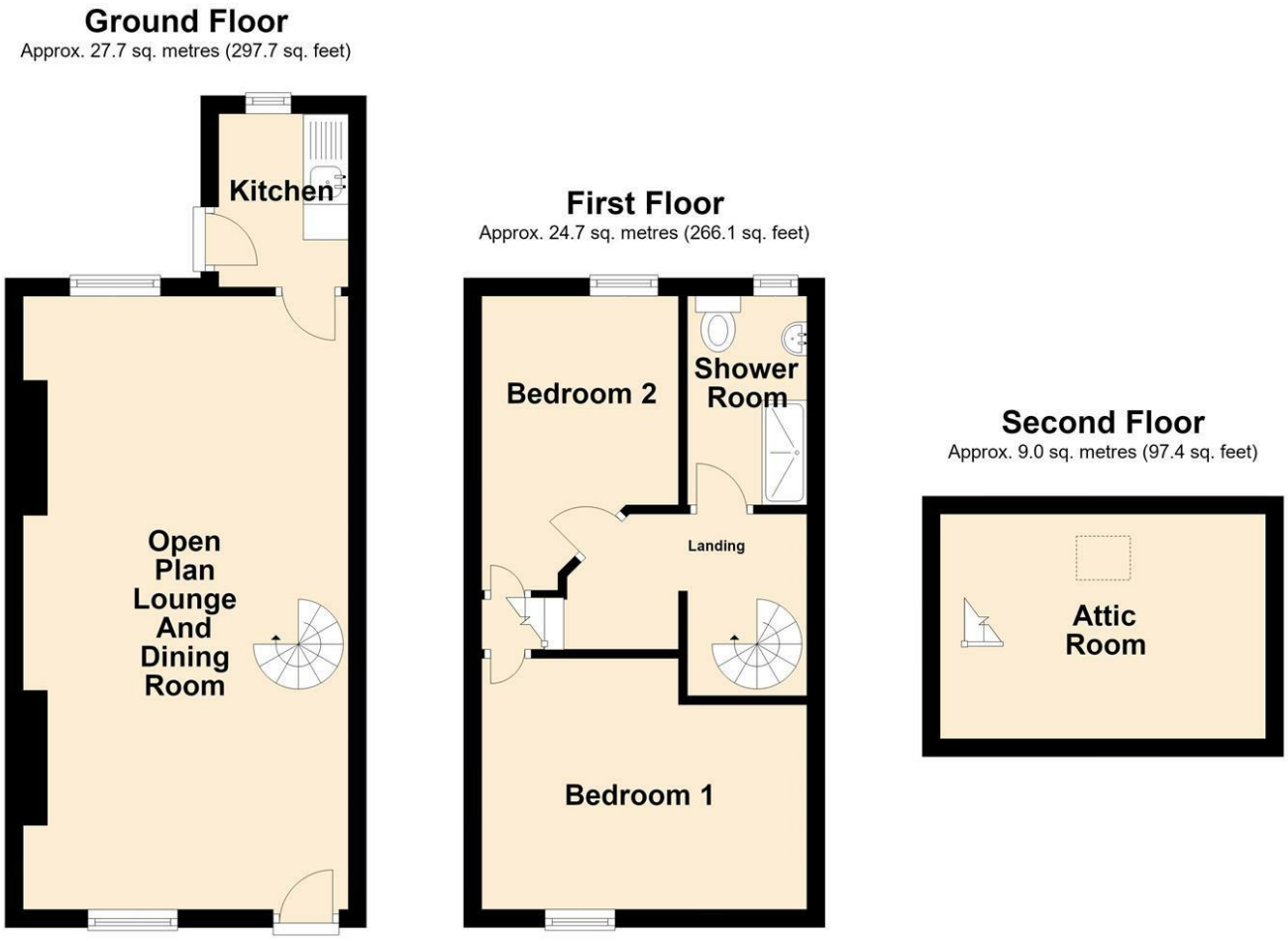
Directions:
From Betws y Coed continue east along the A5 for approximately 2 miles to the Conwy Falls Cafe, turn right onto the B4406 towards Penmachno, continue through the village over the stone bridge and follow the road straight ahead where the road turns sharp left continue right to side of The Eagles and the cottage will be seen a short distance further on the left hand side











Total area: approx. 61.4 sq. metres (661.2 sq. feet)

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 option must be treated as given on the same basis as these particulars.

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