



## 3 Dyfnant Terrace

Cwm Penmachno LL24 0RH

£245,000

A substantial, beautifully presented 3 bedroom inner terrace cottage in quiet rural village setting with outstanding countryside views to front and rear.

Largely extended, remodelled and refurbished throughout offering stylish character accommodation with a modern twist. This property must be seen to appreciate the quality of the finish with superb bespoke timberwork by local carpenter including bespoke handmade welsh oak kitchen and bedroom furniture. Central heating - LPG and solid fuel, designer column style radiators, oak flooring, bespoke tiling to kitchen and bathroom areas. Attractive garden/seating areas, off road parking. Affording: Entrance hall, lounge with views to front, sitting room, dining kitchen with four skylight windows and french doors leading onto rear garden, 3 bedrooms and large bathroom and utility at first floor level.

Viewing Highly Recommended.



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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)

Composite double glazed front door:  
Leading to:

Reception Hall:

Column style radiator; cloak hooks and shelving unit; electric meters; staircase leading off to first floor level; tiled floor.

Lounge:

11'5" x 11'4" (3.48m x 3.47m)

Feature recessed fireplace with 'Morso' cast iron stove on raised slate hearth and slate lintel over; timber flooring; inset spotlighting to alcove recess; TV point; uPVC double glazed bay window overlooking front enjoying extensive views and window seating below; column style radiator.



### Sitting Room:

13'6" x 11'10" (4.14m x 3.63m)

Feature inglenook style fireplace with slate lintel over; 'Moreso' cast iron log burning stove with back boiler for heating. Bespoke alcove desk and shelving above; built-in storage cupboard to opposite alcove; oak flooring; beamed ceiling; understairs storage cupboard; vertical column radiator.



### Dining Kitchen:

13'1" x 16'3" (4m x 4.96m)

Superb bespoke hand built base and wall units with solid oak worktops; 1.5 bowl porcelain sink; range cooker with extractor above; space for American style fridge; wine rack; built-in larder cupboard; oak flooring; four velux double glazed windows providing ample natural daylight; column up right radiator; inset spotlighting; french doors leading onto rear garden and patio area.

### First Floor

#### Landing:

Access to roofspace with pull down ladder and spacious boarded access for storage area.

#### Bathroom and Utility Room:

13'1" x 7'11" (4m x 2.42m)

Four piece suite comprising panelled bath with handmade tiling surround; shower enclosure; low level W.C; vanity wash basin; double panelled radiator; tiled floor; uPVC double glazed windows to side and rear elevation. Handmade cupboard for plenty storage.



Utility Area with slate worktop and space for dryer and large built in linen and store cupboard.

#### Bedroom 1:

11'5" x 8'9" (3.49m x 2.68m)

Bespoke wardrobes and draw units into recess alcoves; radiator; oak flooring; uPVC double glazed window overlooking front enjoying extensive views.



#### Bedroom 2:

11'11" x 10'4" (3.64m x 3.17m)

Oak bespoke wardrobes and desk unit with shelving above; overhead storage cupboard; uPVC double glazed window overlooking rear enjoying panoramic views; double panelled radiator.

#### Bedroom 3:

11'5" x 5'6" (3.49m x 1.7m)

Oak flooring; radiator; uPVC double glazed window overlooking front enjoying extensive views.

### Outside:

The property enjoys a lovely setting on the approach to the village with open views over farmland to front and rear elevation. Gravelled hardstanding providing ample off road parking, raised flagged front garden with fencing providing outside seating area enjoying extensive views, To the rear there is a large enclosed random slate garden with attractive seating areas and beds, stone built garden/bike store shed, outside water tap and lighting.

### Services:

Mains water, electricity and drainage are connected to the property. LPG gas supply. Please note the gas is discreetly buried within the curtilage of the property. LPG gas central heating system with Logik combi C30 boiler (NEW FEB 2017 and fully serviced). Also two 'Moreso' cast iron multi fuel stoves with one providing two bedroom radiators as well as upstairs landing. Broadband - The property benefits from ultra fast broadband (150mbps download and 30mbps upload).

### 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

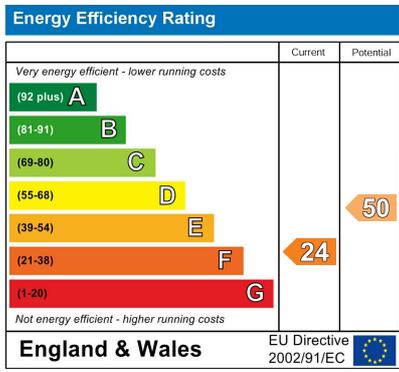
Conwy County Borough Council - Band B.

### Directions:

On approaching the village the property will be viewed on the right hand side.







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.

## Iwan M Williams Estate Agents

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