



## 6 Cwm Road

Penmachno LL24 0UN

£119,950

A traditional stone cottage occupying a quiet semi-rural setting on the outskirts of the village, enjoying countryside views. Located within the popular village of Penmachno in the Snowdonia National Park.

Tenure - Freehold. EPC rating- E. Council Tax Band - B

Improved and upgraded over the years, attractive enclosed front garden with store shed and seating area to enjoy extensive countryside views. Night storage heating and double glazing, open plan ground floor living room and dining kitchen, 2 bedrooms and shower room at first floor level.

Viewing Recommended.



Tel: 01492 642551

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



## Location

### Location

Penmachno is a small popular Village located within the Snowdonia National Park, approximately 3 miles from the picturesque village of Betws y Coed, surrounded by woodlands and forest in an area of outstanding natural beauty.

The Accommodation Affords:  
(Approximate measurements only):

### Ground Floor

Open plan Living Room and Dining Kitchen  
19'6" x 11'9" (5.96m x 3.6m)

Living Room with night storage heater, beamed ceiling, window overlooking front of property enjoying views, t.v. point, coal effect cast iron stove. Feature stone fireplace surround with substantial slate lintel over, open grate, slate hearth. Staircase leading up to first floor landing, access to roof space.

### Kitchen

Fitted range of base and wall units with complimentary worktops, Stove electric range cooker with an induction hob with canopy stainless steel extractor above, single drainer sink with mixer tap, plumbing and space for automatic washing machine, fridge and freezer. Wall tiling, beamed ceiling, spotlighting.

### First Floor



### Bedroom 1

11'0" x 8'10" (3.36m x 2.71m)

Night storage heater, built in wardrobe, cylinder cupboard housing hot water tank.

### Bedroom 2

8'2" x 5'8" (2.5m x 1.75m)

uPVC double glazed window to side, night storage heater, velux double glazed skylight window.

### Shower Room

Three piece suite comprising corner shower cubicle, pedestal wash hand basin, low level w.c. night storage heater, velux double glazed window.

### Outside

The property occupies a quiet pleasant setting with covered archway access leading from the road, around to the back of Cwm Road. Attractive front garden, mainly laid to lawn with outside seating area, block built garden store shed.

### Services

Mains water, electricity and drainage are connected 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

Conwy County Borough Council Tax Band - "B"

### Directions

Proceed through the Village of Penmachno, over the stone bridge and past the Eagles Inn, in the direction of Cwm Penmachno. Park approximately 100 metres past the Eagles Inn on the left just before a cottage with white sun porch, walk through a covered entrance in between the cottages, and as you turn right, there will be a row of 3 terraced cottages and Number 6 is at the far end.

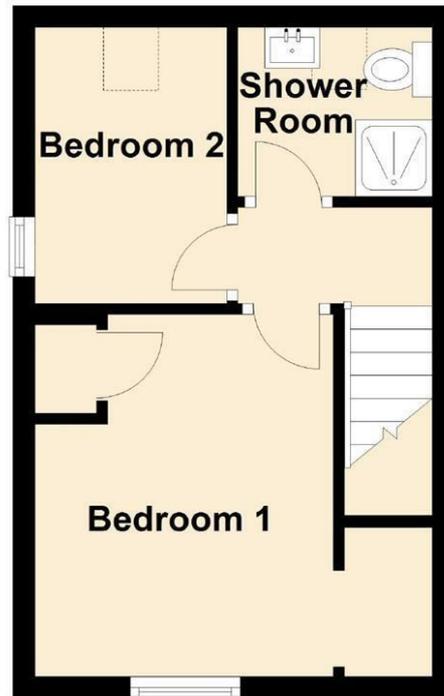


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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.  
Plan produced using PlanUp.

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

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