



## 5 Carrog Terrace

Cwm Penmachno LL24 0RE

£95,000

A traditional stone built inner terrace cottage occupying a hamlet setting, enjoying extensive countryside views.

This character cottage has been in the same ownership since the 1960's, offering a sanctuary away from the hustle and bustle of a busy life.

Single fronted stone cottage with part uPVC double glazing, character beamed ceilings, inglenook style fireplace, terraced rear garden and wonderful views over open farmland to the surrounding hillsides.

Affording entrance hallway, living and dining room, galley kitchen leading to bathroom and w.c at rear. first floor landing, bedroom 1, bedroom 2. Part storage heating. Improvements and modernisation is required.

Viewing recommended.



Tel: 01492 642551

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







## Location

Situated within the area 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)

### Front Entrance Hall

Hallway with composite double glazed front door, electric meters, cloak hooks, staircase leading off to first floor level.

### Lounge & Dining Room

14'0" x 9'10" (4.27m x 3.0m)

uPVC double glazed window overlooking front enjoying extensive views, feature inglenook style fireplace slate inset, slate grate and open fire. Night storage heater, beamed ceiling, telephone point, book shelving.

### Rear Galley Kitchen

12'1" x 5'6" (3.7m x 1.7m)

Single drainer sink, base units, electric cooker point, shelving, understairs storage area, timber and glazed door leading through to rear covered bathroom.





## Bathroom

With poly-carbonate roof, bath, wash basin and wall mounted heater. Separate w.c. high level cistern. immersion heater providing hot and cold water, Door leading to outside.

## First Floor Landing

### Bedroom 1

11'3" x 11'5" (3.45m x 3.49m)

uPVC double glazed window overlooking front enjoying extensive views, telephone point, night storage heater.

### Bedroom 2

7'4" x 6'11" (2.24m x 2.12m)

Window to rear elevation.

## Outside

There is a small raised garden area to front with steps leading up to front of house. Access from rear via right of way over steep slate steps, leading up to terraced back garden, which enjoys extensive views over rooftops to the surrounding valley and hillsides. Outside store shed.

## Services

Mains water, electricity and drainage are connected to the property. Economy 7 providing part night storage heating. Telephone line and fibre optic/satellite TV connection.

## 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

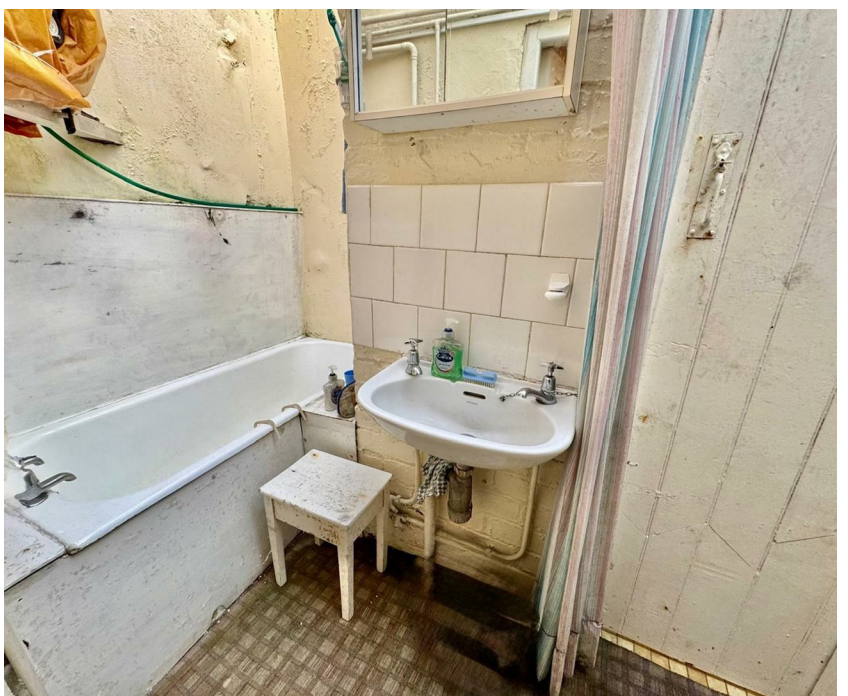
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

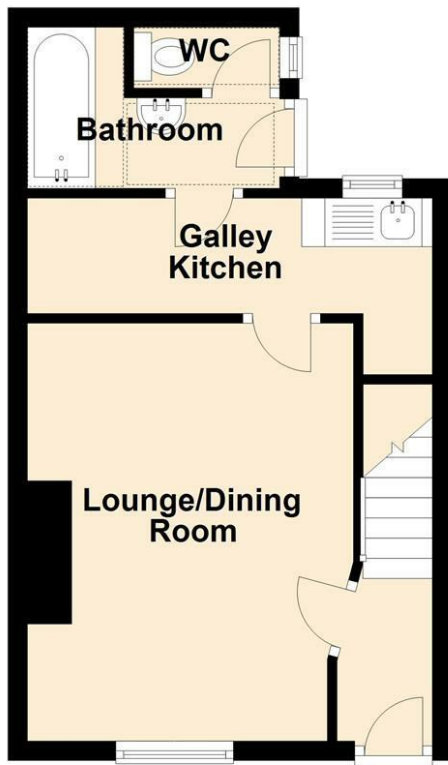
## Directions

The property is located on the left hand side just as you turn right towards Cwm Penmachno, before the no through road sign.

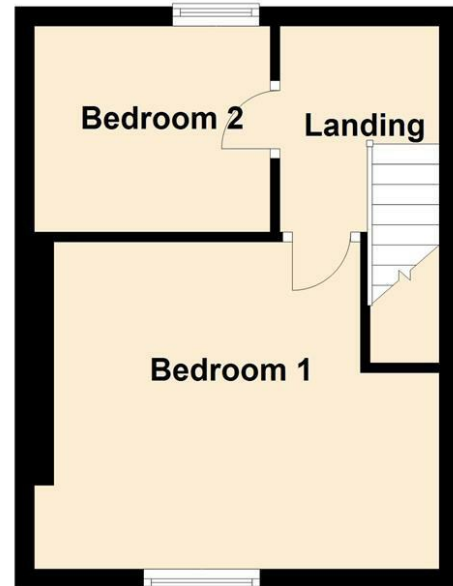


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

