



## 4 Gethin Square

Penmachno LL24 0UD

£95,000

A renovation opportunity, located within the village of Penmachno in the Snowdonia National Park. Formerly two cottages - partly renovated, 3 bedroom property with finishing off works required.

A character, spacious 3 bedroom cottage in a central location close to all amenities, including Village Inn and shop. The house is currently without a kitchen or bathroom, but upper level bedrooms are almost completed. The property benefits from a new roof and uPVC double glazed windows and rear door. Affording ground floor large Kitchen and Dining Room, Lounge, First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. There is a small enclosed walled courtyard at the rear providing outside seating and store area.



Tel: 01492 642551

<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.

The Accommodation Affords:  
(Approximate measurements only)

### Kitchen / Diner

17'7" x 10'9" (5.38m x 3.28m)

Feature recessed fireplace surround, beamed ceiling, uPVC double glazed window to front and rear, timber staircase leading off to first floor level, electric meters.



### Lounge

17'10" x 10'11" (5.46m x 3.35m)

Stone fireplace surround, uPVC double glazed window, beamed ceiling.

### First Floor Landing

#### Bedroom 1

11'5" x 10'6" (3.5m x 3.22m)

uPVC double glazed window overlooking front.

#### Bedroom 2

9'6" x 9'1" (2.91m x 2.77m)

uPVC double glazed window overlooking front.



### Bedroom 3

7'9" x 6'6" (2.38m x 2.0m)

uPVC double glazed window overlooking rear.

### Bathroom

6'0" x 5'2" (1.83m x 1.59m)

Please note there are no fittings at present, but the connections are available.

### Outside

Small enclosed rear courtyard with high level walling, lean-to store shed.

### Services

Mains electricity and drainage are available.

Mains water is available to the rear courtyard.

### 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 B.

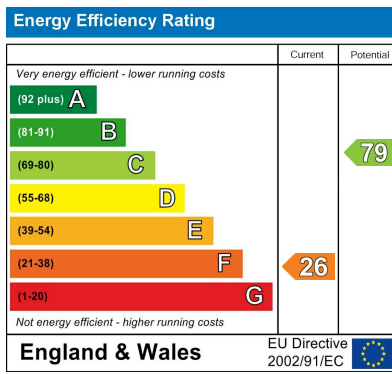
### Directions

Proceed into the village of Penmachno, over the bridge, pass the village green. Immediately where the road turns left in front of the Eagles Hotel towards Cwm Penmachno, No. 4 Gethin Square is on the left hand side, being one of a terrace of approximately 7 properties.

### Agents Note:

Please note the property is not suitable for mortgage lending in its current condition due to having no kitchen or bathroom.





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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