



## Llais Afon

Penmachno Betws Y Coed LL24 0YG

£195,000

A beautifully presented 3 bedroom end terrace house located within village setting, enjoying an open aspect and views to surrounding hillsides.

Inspection Recommended. NO CHAIN.

Tenure - Freehold. EPC rating- F. Council Tax Band - C

Affording; reception hall, lounge, dining kitchen, 3 bedrooms, bathroom and large ground floor room.

Renovated and refurbished by the present owners and beautifully presented throughout. Central heating, uPVC double glazing, log burning stove, 3 bedrooms.

Situated in the picturesque village of Penmachno this property benefits from close proximity and walking distance to all local amenities.



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## Location

Penmachno is a small Village located within the Machno Valley in the Snowdonia National Park, popular with tourist, walkers and mountain bikers. The village is located within 3 miles of the inland tourist resort of Betws Y Coed.

## Accommodation:

The accommodation affords: (approximate measurement only)

## Entrance Hall:

Stairs leading off to first floor level; timber effect flooring; wall mounted radiator; uPVC front door; door leading down to basement. Doorway leading through to:

## Lounge:

12'2" x 17'2" extending into bay window (3.71m x 5.24m extending into bay window )

Recessed style log burner with tiled slate hearth and wooden lintel; uPVC double glazed bay window; TV point; wall mounted radiator.



### Kitchen Diner:

16'4",59'0" x 13'3" maximum (5,18m x 4.06m maximum )

Fitted range of base and wall units with complimentary worktops; 1 1/2 bowl stainless steel sink with mixer tap; integrated dishwasher; space for American style fridge freezer; four ring ceramic electric hob with integrated electric oven below and stainless steel canopy extractor above; inset lighting; uPVC double glazed windows overlooking rear and side elevation; timber effect flooring.



### First Floor

#### Landing:

Access to loft space.

#### Bedroom 1:

15'8" maximum x 11'1" (4.78m maximum x 3.38m )

uPVC double glazed bay windows enjoying open aspect to front of property; wall mounted radiator.

#### Bedroom 2:

13'7" maximum x 10'9" (4.15m maximum x 3.3m )

uPVC double glazed window overlooking rear of property with expansive panoramic views surrounding hillside; wall mounted radiator.

#### Bedroom 3:

7'8" x 7'5" (2.34m x 2.27m)

uPVC double glazed window overlooking front elevation: wall mounted radiator.



#### Bathroom:

8'4" maximum x 7'0" (2.56m maximum x 2.14m )

Fitted 4 piece suite comprising panelled bath, vanity wash basin with mixer tap and tiled splash-back, low level WC, walk-in corner shower enclosure; mirror fronted medicine cabinet; heated ladder style towel rail; frosted uPVC double glazed window overlooking rear; tile effect flooring; extractor fan.

#### Large Ground Floor Room

23'3" maximum x 14'4" maximum (7.1m maximum x 4.37m maximum )

Feature recess under-stair storage; plumbing, electrics and lighting connected; space for chest freezer; space and plumbing for automatic washer; uPVC double glazed door leading to rear of property; wall mounted radiator; Doorway leading through to:

#### Cloakroom:

6'0" x 3'8" (1.83m x 1.12m )

Low level WC; pedestal wash basin; heated ladder style towel rail; tiled flooring.



### Outside:

Property benefits from courtyard style side garden which also allows access to a lower ground level storage basement with power and light connected.

### Services:

Mains water, electricity drainage connected to property - LPG Bottles

### Council Tax Band:

Band C

### 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)

### Directions:

Proceed into the village of Penmachno and the property will be viewed on the right hand side as you approach the village.

### Proof Of Funds

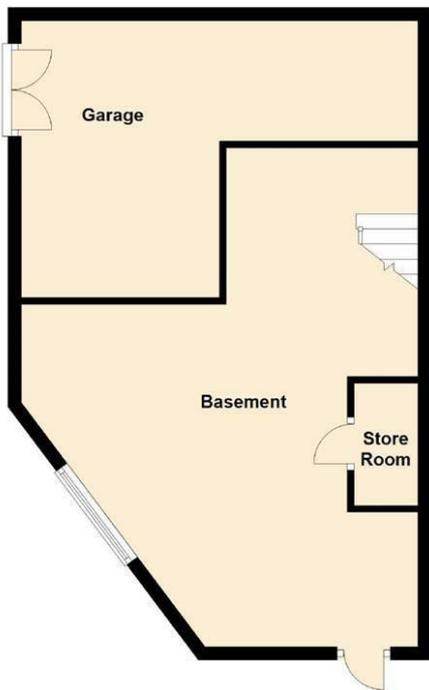
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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



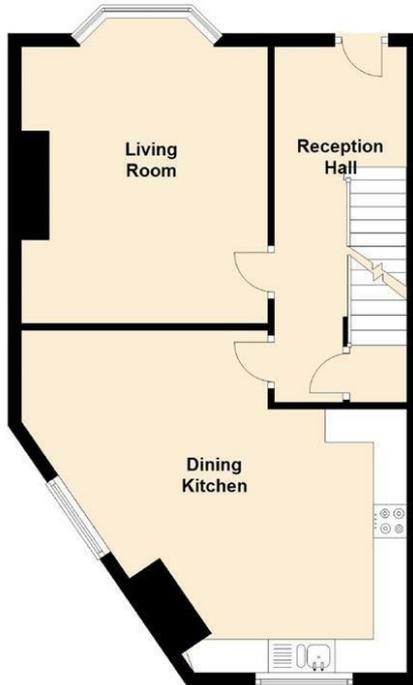


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Basement**



**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.

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