



## 2 Llewelyn Street

Penmachno LL24 0YE

£137,500

A beautifully presented traditional stone cottage set in the heart of Penmachno village within the Snowdonia National Park.

VIEWING HIGHLY RECOMMENDED

This charming mid-terrace home combines character features with modern comforts, offering an ideal home in a popular rural village. The accommodation briefly comprises: open-plan living and dining area with exposed beams, impressive inglenook fireplace with multi-fuel stove, and a stylish fitted kitchen with granite-effect work surfaces, integrated appliances and breakfast bar. To the first floor: double bedroom with and modern shower room with exposed stonework and contemporary fittings. Delightful rear garden with well-established planting, slate pathways, seating areas and a useful outbuilding. UPVC double glazing and central heating.



Tel: 01492 642551

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







## Location

Situated in a convenient village setting with access to local amenities, the property also lies within easy reach of Betws-y-Coed and the wider Snowdonia National Park—an area renowned for its walking, cycling and outdoor pursuits.

### The Accommodation Affords:

(Approximate measurements only)

uPVC double glazed front door leading to open plan Lounge and Kitchen.

### Lounge and Kitchen

19'10" x 11'8" (6.07m x 3.57m)

Lounge with feature inglenook fireplace, slate lintel, slate hearth with log burning stove, TV point, night storage heater, beamed ceiling, uPVC double glazed window overlooking front of property, built-in electric meter cupboard. Peninsular breakfast bar and base units sub dividing from Kitchen.

Kitchen with range of base and wall cupboards, granite worktops, single drainer sink with mixer tap, stainless steel oven, four plate hob, canopy extractor hood above, breakfast bar, plumbing for washing machine and space for dryer, shelving, inset lighting, uPVC double glazed window overlooking rear, understairs storage cupboard.

### First Floor

Small landing.





### Shower Room

7'0" x 5'10" (2.14m x 1.78m)

Three piece suite comprising; shower enclosure, low level w.c. wash basin, chrome ladder style heated towel rail, wall tiling, uPVC double glazed window.

### Bedroom 1

10'10" x 13'10" (3.31m x 4.22m)

uPVC double glazed window overlooking front, telephone point, night storage heater, built-in wardrobes.

### Outside

The property enjoys a sizeable rear garden with well-established planting, slate pathways, seating areas and a useful timber outbuilding.

### Services

Mains water, electricity and drainage are connected to the property.

### Viewing

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

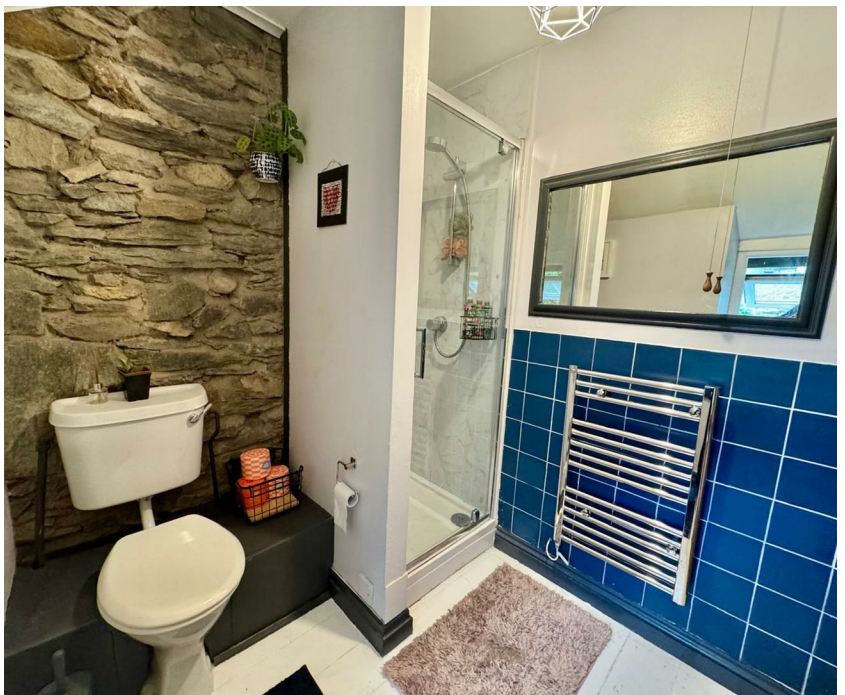
Conwy County Borough Council tax band - B.

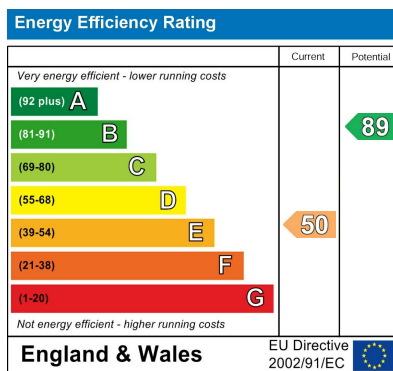
### Directions

Proceed into the village of Penmachno and the property will be viewed immediately on the left hand side.

### Agents Note:

The property is a permanent dwelling falling within Class C3 of the Use Classes Order. Any change of use to a second home or holiday let (C5/C6) will require planning consent.





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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