



Gwalia London Terrace

Penmachno LL24 0YF

£265,000

A spacious, immaculately presented house in popular rural village setting with extensive views to countryside.

Arranged over three floors, this traditionally built house offers stylish, beautifully presented family accommodation with benefit of attractive landscaped rear garden, off road parking and rear outbuilding. Gas (LPG) central heating, uPVC double glazing, modern kitchen and bathroom. Original features retained, log burning stove and stained floorboards. Juliet balcony enjoying extensive rear views. Stone, partially renovated, outbuilding which would create studio, gym or recreational room. Viewing highly recommended.



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.

Accommodation:

The accommodation affords: (approximate measurements only)

Reception Hall:

Double panelled radiator; timber flooring; balustrade staircase leading off to first floor level; built-in electric meter cupboard. Twin timber and glazed doors leading through to:

Lounge:

14'2" x 12'7" (4.32 x 3.83)

Feature fireplace surround housing glazed fronted multi fuel stove on slate hearth; uPVC double glazed window overlooking front; coved ceiling; TV point; telephone point; wall lights.

Dining Area:

11'4" x 11'8" (3.45 x 3.56)

Double panelled radiator; coved ceiling; uPVC double glazed french doors with Juliet balcony enjoying views.

From the Hallway:

Staircase leads down to:

Lower Ground Floor:

UPVC double glazed rear door leading to outside; radiator; under stairs storage cupboard; beamed ceiling.

Dining Kitchen:

18'7" x 11'4" (5.66 x 3.46)

Fitted range of base and wall cupboards with complimentary worktops; single drainer white porcelain sink; space for American style fridge freezer, cooking range with stainless steel canopy over; wine rack; tall cupboard housing central heating boiler; radiator; UPVC double glazed window to side.

Walk-in Utility Room:

Plumbing for automatic washing machine; space for dryer; electric points.

Luxury Four Piece Bathroom:

9'7" x 8'6" (2.92 x 2.58)

Jacuzzi bath; vanity wash basin with heated de-misting mirror; low level W.C; shower with wet room style tiled floor; tiled surround with display recess; wall and floor tiling with underfloor heating; integrated TV with remote control.

First Floor

Spacious Landing:

UPVC double glazing window overlooking rear; radiator; access to roof space.

W.C:

Low level suite; wash basin; window overlooking rear; shaver and light point.

Bedroom 1:

12'0" x 11'10" reducing to 8'11" by doorway (3.65 x 3.6 reducing to 2.72 by doorway)

TV point; built-in wardrobes; uPVC double glazed window overlooking rear; radiator.

Bedroom 2:

11'9" x 9'4" (3.58 x 2.84)

Radiator; uPVC double glazed window overlooking front; wall lights.

Bedroom 3:

8'11" x 8'7" (2.72 x 2.61)

UPVC double glazed window overlooking front.

Outside:

Off road parking at the front of the property; side access leading to sizeable rear enclosed landscaped rear garden with flagged patio area, lawned garden, timber fencing. Detached stone former barn partly renovated with potential to create studio/gym or recreational room. Please note there is a right of way for 2 neighbours to back of their properties along immediate rear.

Services:

Mains water, electricity and drainage are connected to the property. LPG gas central heating.

Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Council Tax Band:

Band C - Conwy County Borough Council

Tenure:

Freehold

Directions:

Proceed into the village of Penmachno and the property will be viewed on the right hand side just before the bend towards the bridge.

Proof of I.D:

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 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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