



The Bungalow White Street

Penmachno LL24 0UB

£129,000

A modernised and upgraded cottage located in the quiet edge of village setting enjoying extensive countryside views.

Beautifully presented single level cottage set in large plot with upper level sun terrace and hot tub enjoying extensive views and large grass garden. Improved and upgraded to include new kitchen and shower room briefly comprising Kitchen, Large Living / Dining Room with feature inglenook style fireplace, inner Lobby, Double Bedroom and Shower Room.

LPG gas fire central heating and uPVC double glazing.

Viewing Highly Recommended.



Tel: 01492 642551

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



Location

Situated in the village of Penmachno in the quiet setting overlooking open countryside. Penmachno is approximately 3 miles from the picturesque of Betws y Coed surrounded by woodland and forest and area of outstanding Natural Beauty.

The Accommodation Affords
Approximate Measurement Only

Double glazed door leading to:

Kitchen

Fitted range of base and wall units with complementary worktops, stainless steel integrated cooker with 2 plate ceramic hob and filter concealed extractor above, wall heater, single drainer sink, space for fridge, uPVC double glazed window overlooking side and rear, radiator. Doorway leading through to:



Living / Ding Room

Feature stone fireplace with raised hearth - please note the multi fuel stove is not operational, timber lintel over, built in storage cupboard to alcove recess, TV point, large uPVC double glazed picture window overlooking rear enjoying extensive views, small uPVC double glazed door leading from lounge to outside sun terrace. Contemporary vertical radiator, vaulted ceiling, inner lobby with plumbing for washing machine, wall mounted central heating boiler.

Shower Room

Three piece suite comprising corner shower enclosure, vanity wash basin, concealed cysteine W.C, vertical contemporary radiator and towel rail, uPVC double glazed window to rear.

Bedroom

Two uPVC double glazed windows overlooking front, vaulted ceiling, access to roof space, contemporary vertical radiator.

Outside

Attractive gravelled seating area to front of property. Rear of property there is a large grassed garden and also attractive raised flagged sun terrace with outside power and hot tub - ideal area for entertaining and alfresco dining.

Agent Note

This property is currently let out as Holiday Let Cottage and is available as a going concern.

Viewing Llanrwst

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

Council Tax Band

Conwy County Borough Council - Council Tax Band - TBC

Directions

Proceed into the village of Penmachno, continue over the bridge and take a left at the village green towards White Street, pass the large Chapel on the left and continue to the end of the lane and the property will be viewed on the left hand side.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground 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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

