



11 Machno Terrace

Cwm Penmachno LL24 0SA

£159,950

A spacious, well presented inner terrace cottage in popular rural village surrounded by beautiful countryside.

A character, well appointed 3 bedroom stone cottage.

Affording: Open plan living, dining and kitchen area, 3 bedrooms and bathroom. uPVC double glazing and electric heating throughout.

Viewing highly Recommended.



Tel: 01492 642551

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



Location

Cwm Penmachno is approximately 6 miles from the picturesque village of Betws y Coed and approximately 10 miles from the traditional market town of Llanrwst.

The Accommodation Affords:
(Approximate measurements only)

Open Plan Living/Dining and Kitchen:

Living Area:

17'2" x 13'6" (5.24m x 4.14m)

Fireplace with log burning stove on a slate hearth with slate surround; tiled floor; stairs to first floor landing; uPVC double glazed window overlooking front of the property.

Kitchen/Dining Area:

11'6" x 10'3" (3.51m x 3.14m)

Range of base and wall units with worktops over and tiled splashbacks; electric oven and hob with extractor above; stainless steel sink; built-in fridge freezer; plumbing and space for slimline dishwasher; tiled floor; uPVC double glazed rear door.

Bathroom:

Panelled bath; low level W.C; wash hand basin; electric heater.

First Floor



Landing:

Access to roofspace; electric heater.

Bedroom 1:

11'3" x 9'8" (3.43m x 2.95m)

Feature exposed stone wall and fireplace;
electric heater.

Bedroom 2:

9'8" x 7'11" (2.95m x 2.43m)

Feature exposed stone wall; electric heater.

Bedroom 3:

6'9" x 6'1" (2.06m x 1.86m)

Electric heater.

Outside:

Enclosed garden to front and rear and a
separate parcel of land with a storage shed to
the rear.

Services:

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

Viewing Llanrwst

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

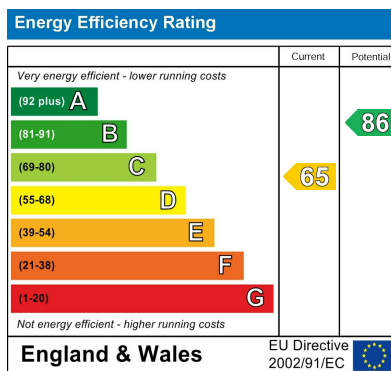
Council Tax:

Currently classed under business rates.

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.





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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