



8 Dyfnant Terrace

Cwm Penmachno LL24 0RH

£184,950

A well presented, lovingly extended traditional stone cottage occupying semi rural setting with extensive countryside views to front and rear.

Viewing highly recommended.

Spacious 3 bedroom house with attractive rear garden, front hardstanding for parking, solid fuel central heating, uPVC double glazing and newly fitted kitchen.

Affording entrance porch, lounge with multi fuel stove, large rear family room and kitchen diner, landing, bedroom 1, bedroom 2, bedroom 3, bathroom.

Convenient edge of village setting being located on end of a terrace of 8 cottages with outstanding views.



Tel: 01492 642551

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



Location

Situated within the village of Cwm Penmachno enjoying extensive views. Cwm Penmachno is a small rural village set in beautiful surroundings, located approximately 3 miles from Penmachno and 7 miles from Betws Y Coed.

Accommodation:

The accommodation affords: (approximate measurement only)

Front Entrance Porch:

UPVC double glazed windows and door; tiled floor; cloak hooks; timber and glazed door to:

Living Room:

16'11" x 10'9" (5.17m x 3.3m)

Feature recessed fireplace with slate lintel over; slate hearth; cast iron log burning stove with glazed front and back boiler; TV point and telephone point; window to front elevation enjoying views; staircase leading off to first floor level.

Dining Kitchen:

19'5" x 10'9" (5.93m x 3.3m)

Former recessed fireplace housing 'Stanley' log burning range providing for domestic heating and cooking. Newly fitted range of base and wall units with complementary worktops; plumbing for automatic washing machine; space for fridge; single drainer sink; electric cooker point; coved ceiling; uPVC double glazed window and door to rear; built-in storage shelving.



First Floor

Landing:

Access to roofspace.

Bedroom 1:

16'2" x 7'7" plus recess (4.95m x 2.32m plus recess)

TV point; window to front elevation enjoying extensive views; double panelled radiator; built-in airing cupboard.

Bedroom 2:

9'4" x 7'8" (2.87m x 2.34m)

Radiator; window overlooking side elevation.

Bedroom 3:

10'9" x 6'6" (3.29m x 2m)

Window overlooking rear; panoramic views; radiator; access to roofspace.

Bathroom:

Three piece suite comprising panelled bath; pedestal wash hand basin; low level W.C; radiator; wall tiling; shaver and light point.

Outside:

Front hard standing allowing off road parking; raised bed; random slate patio area; side path leads to enclosed rear garden with variety of shrubs, plants and fruit trees; paved patio area.

Services:

Mains water; electricity and drainage are connected to the property; central heating is from the log burning stove and the 'Stanley' range. Super fast Broadband.

Council Tax Band:

Band 'B' - Conwy County Borough Council

Directions:

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

Viewing Llanrwst

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

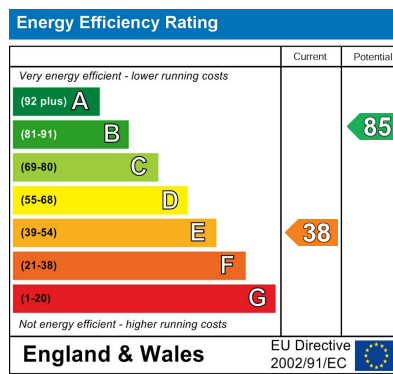
Proof Of Funds

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.





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

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

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

