



4 Ddol Terrace

Cwm Penmachno LL24 0RP

£109,500

A charming double-fronted former quarryman's cottage, pleasantly positioned within the heart of the village, enjoying far-reaching countryside views. The property combines traditional character with a delightful sense of space, complemented by generous terraced gardens to the rear and a lawned garden to the front.

Tenure: Freehold. EPC Rating D. Council Tax Band A.

The accommodation is arranged over two floors and retains a number of attractive period features, including exposed ceiling beams, slate flooring and a characterful wood-burning stove. The ground floor comprises a cosy lounge and adjoining dining area, both enjoying a welcoming atmosphere, together with a fitted kitchen. A rear entrance lobby provides useful access to the garden, while a ground floor shower room adds everyday practicality.

A timber staircase rises to the first floor where the cottage offers two attic bedrooms, each enjoying characterful sloping ceilings and roof windows allowing natural light and views across the surrounding countryside.

To the rear is a large terraced garden, thoughtfully arranged with gravel pathways, lawned sections and mature planting, creating a peaceful outdoor space. To the front is a further grassed garden area, enhancing the cottage's attractive approach and outlook.



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Location

The Accommodation Affords:
(Approximate measurements only)

Lounge

16'4" x 16'0" (5.0m x 4.88m)

Timber and glazed front door leading to Lounge, night storage heater, uPVC double glazed window overlooking front and rear enjoying views, beamed ceiling, multi fuel stove on corner raised hearth, built-in cupboard housing electric meters, timber staircase leading off to first floor.

Kitchen

9'10" x 6'6" (3.0m x 2.0m)

Fitted base and wall units with complimentary worktops, gas cooker point, plumbing for dishwasher, 1.5 bowl sink with mixer tap, plumbing for automatic washing machine, space for fridge and freezer, uPVC double glazed window overlooking front enjoying views.

Rear Passageway

Access leading to Shower Room and door to outside rear.

Shower Room

Tiled shower surround, low level w.c. wash basin, chrome heated towel rail, uPVC double glazed window to rear.



First Floor

Attic bedrooms.

Bedroom 1

14'3" x 12'2" maximum (4.36m x 3.71m maximum)

(with some restricted headroom), double glazed skylight window to rear enjoying extensive views, timber flooring, recessed built in storage cupboard/wardrobe, night storage heater.

Bedroom 2

13'0" x 6'6" (3.97m x 2.0m)

Night storage heater, built in cylinder cupboard, skylight window overlooking rear enjoying views.

Outside

The property stands in a good size plot, central path at front leading up to front door, grassed garden to either side. We understand there is a right of way access along the rear of the terrace leading to a rear garden which is substantial, comprising of terraced garden areas, pond, slate seating area.

Services

Mains water, electricity and drainage are connected to the property, part night storage heaters.

Viewing

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.

Council Tax

Band A.

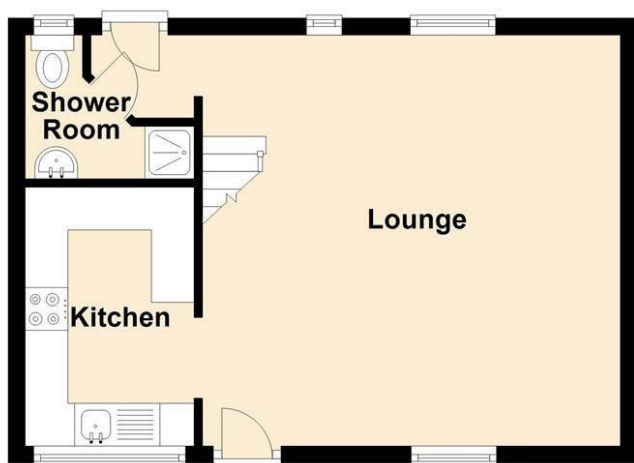
Directions

Proceed from the A5 signposted Penmachno, go through the village and continue for approximately 3 miles to Cwm Penmachno and No.4 Ddol Terrace is located on the lower level going past the old Latimer School and Ddol Terrace is located on the right overlooking open fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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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