Plas Y Nant, 1 Wesley Terrace

Cwm Penmachno LL24 0RN

£155,000

A delightful double fronted end terrace character cottage in village setting, enjoying extensive countryside views.

Tenure: Freehold. EPC - TBA. Council Tax - B.

Well maintained home with character features throughout including Feature fireplace and beam ceilings. Set within spacious plot in a slightly elevated setting form the road with extensive countryside views to both front and rear elevations. Affording Lounge, Dining Room, Rear Entrance lobby, Breakfast kitchen, Shower Room, Landing and 2 bedrooms at first floor level. Sizeable rear garden backing onto open fields. uPVC Double glazing and night storage heating.
The property has been well maintained over the years and benefits from a new roof and double glazing however it does require some modernisation.

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ESTATE AGENTS • GWERTHWYR TAI

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.

The Accommodation Affords

(Approximate measurements only)

Front Entrance

uPVC double glazed front door leading to Lounge.

Lounge

12'5" x 13'1" (3.8m x 4.0m)

Inglenook style fireplace surround with slate lintel, inset fireplace and hearth, night storage heater, staircase leading off to first floor level, uPVC double glazed window overlooking front of property. Doorway leading through to Dining Room.

Dining Room

12'3" x 7'1" (3.75m x 2.17m)

uPVC double glazed window overlooking front enjoying views, recessed shelving and cupboard unit, night storage heater, recessed slate fireplace surround and hearth. Steps leading up to rear lobby area with night storage heater and uPVC double glazed rear door.

Kitchen
9'6" x 9'4" (2.92m x 2.85m)
Fitted base units with complementary worktops, single drainer sink, electric cooker point, uPVC double glazed window, sealed unit double glazed Velux window.

Shower Room
5'11" x 4'7" (1.82m x 1.41m)
Shower, w.c. and washbasin, sealed unit double glazed Velux window.

First Floor
Landing.

Bedroom 1
9'10" x 11'5" (3.0m x 3.49m)
Night storage heater, uPVC double glazed window overlooking front with views across open fields to surrounding hillside, built-in wardrobe.

Bedroom 2
12'3" x 7'1" (3.75m x 2.17m)
Night storage heater, slate fireplace surround, cylinder cupboard.

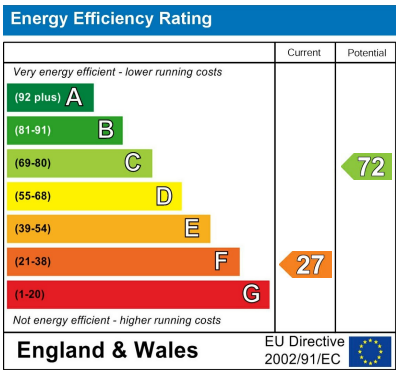
Outside
The property has attractive grassed gardens to front and rear, small outside patio area to the rear, steps leading up to a large tiered grass garden backing onto open fields with extensive views.

Services
Mains water, electricity and drainage are connected to the property, night storage heating.

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 - B.



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