



## 7 Machno Terrace

Cwm Penmachno LL24 0SA

£172,500

A Charming 3 Bedroom Traditional Stone Cottage in the Upper Machno Valley surrounded by open countryside

Tenure: Freehold. EPC Rating E. Council Tax Band - B.

Situated in the heart of a picturesque former quarry village in the Upper Machno Valley, this attractive single-fronted stone cottage combines traditional character with modern comforts. Offering a warm and welcoming feel, it is ideally placed for those seeking a peaceful village lifestyle within easy reach of Snowdonia's many attractions.

The property features a delightful blend of period charm and contemporary convenience, including new UPVC double glazed sash windows and a traditional-style front door.



Tel: 01492 642551

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



## Location

Open Plan Living and Dining Room  
19'2" x 15'8" (5.86m x 4.8m)

### Living Area:

Feature inglenook style recessed stone fireplace surround with substantial slate lintel over. Cast iron LPG stove. Two wall light points. Built-in electric meters. Two double panelled radiators. beamed ceiling. Balustrade and spindle staircase leading off to first floor level. Sash double glazed window to front.

### Dining Area

Slate flagged floor. Composite double glazed rear door to outside courtyard area.

### Kitchen

10'11" x 7'6" (3.33m x 2.3m)  
Fitted shaker style base and wall units with complementary worktops. Inset porcelain sink with mixer tap. Plumbing and space for washing machine. Freestanding oven with stainless steel extractor canopy over. Space for fridge and freezer. Wall mounted central heating boiler for hot water and central heating system. Extractor fan. Double glazed window to rear.

### First Floor - Landing



### Bedroom 1

9'5" x 9'0" (2.89m x 2.75m)

Radiator. Sash double glazed window to front. Exposed stone wall to front elevation. Inset spotlighting.

### Bedroom 2

9'3" x 7'8" (2.83m x 2.36m)

Radiator. Exposed stone wall. Double glazed window to rear.

### Bedroom 3

6'6" x 6'5" (1.99m x 1.96m)

Double glazed sash window overlooking front. Radiator.

### Shower Room

Shower cubicle with electric shower. Vanity wash basin. Low level W.C. Radiator. Double glazed window overlooking rear.

### Outside

To the front, the property benefits from a gravelled garden with well-stocked borders and a pleasant seating area, perfect for enjoying the village atmosphere. To the rear, there is an enclosed patio space with far-reaching views towards the surrounding hills – an ideal spot for al fresco dining and also an additional outside seating area which is over the track, directly behind the cottage

### Services

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

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Council Tax Band

Conwy County Borough Council tax band - B

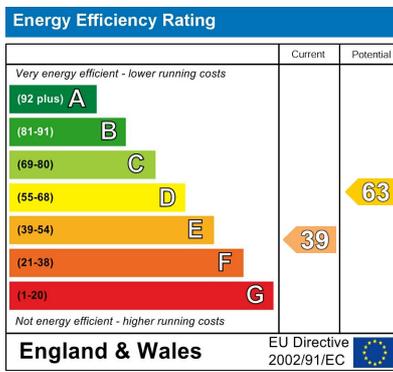
### Directions

From the A5 turn right towards Penmachno. After the village of Penmachno, continue 3 miles into the village of Cwm Penmachno. Proceed through the village to the upper part of Cwm. Machno terrace is located behind Rhiwbach Terrace.

### 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 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](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

