

2 John Street

Penmachno LL24 0UH

£134,950





A beautifully presented, upgraded traditional stone-built cottage, set within the picturesque village of Penmachno, in the heart of the Snowdonia National Park.

Tenure: Freehold. EPC: E Council Tax: n/a

This delightful two bedroom cottage offers a wealth of charm and character, combining traditional features with modern-day comforts to create a cosy and welcoming home.
The accommodation has been tastefully improved and maintained throughout, retaining many attractive original features including exposed ceiling beams, a magnificent inglenook fireplace with substantial stone lintel and a multi-fuel stove, which forms a wonderful focal point to the living accommodation.
The cottage benefits from an attractive traditional stone exterior and has been thoughtfully presented throughout, making it an ideal permanent home or , as present, a successful holiday let investment.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Penmachno is a charming traditional village, surrounded by magnificent mountain scenery, beautiful countryside and woodland, with a range of local amenities. The village is conveniently situated for the popular tourist destination of Betws-y-Coed and provides an excellent base from which to explore the spectacular scenery of the Eryri National Park, with its extensive walking, cycling and outdoor recreational opportunities.



The Accommodation Affords:

(Approximate measurements only)

Covered Front Entrance Porch:

Timber and glazed door leading to entrance lobby, staircase leading off to first floor level, electric meters, wall mounted electric heater, cloak hanging hooks.



Lounge and Dining Room:

19'8" x 9'7" extending to 11'11" by kitchen (6m x 2.94m extending to 3.64m by kitchen)

Fitted range of base and wall units with complementary worktops, built- in oven, four plate ceramic hob, concealed filter extractor hood, double glazed window to rear, wine rack, space for fridge freezer, slate flooring, inset spotlighting.

Living Room:

With feature inglenook fireplace housing multi-fuel stove, beamed ceiling, under-stair storage cupboard, telephone point, T.V point, double glazed window overlooking front.

First Floor

Landing.

Bedroom 1:

12'0" x 7'3" maximum (3.68m x 2.23m maximum)

Electric heater, double glazed window overlooking front, recess wardrobe area.

Bedroom 2:

7'8" x 7'6" (2.34m x 2.3m)

Double glazed window overlooking rear, wall mounted heater.

Bathroom:

Panelled bath, shower above, mosaic tiling, extractor fan, ladder style heated towel rail.

Separate W.C.

Low level W.C and wash basin, double glazed window to rear

Outside:

Small forecourt area to front of house.

Services:

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

Council Tax Band:

Business Rates - currently a c6 Holiday Let Business.

Directions:

Proceed into the village of Penmachno, continue over the stone bridge and straight ahead towards the Eagles Hotel, turn left towards Cwm Penmachno and the property will be viewed immediately on the left.

Viewing Llanrwst

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

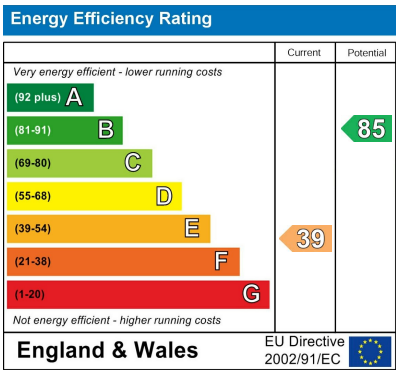
Proof Of Funds

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.

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