



## Treflys and Treflys Bach

Penmachno LL24 0UL

£259,500

An exciting opportunity to acquire a beautifully presented character home along with an adjoining stone-built cottage, offered together as one entity in the heart of a Snowdonia village.

Tenure; Freehold. EPC Rating - TBA. Council Tax Band - C

Traditional 2-bedroom end-of-terrace character cottage with period features, including exposed beams and stone fireplaces. The accommodation comprises two comfortable reception rooms, ideal for family living or entertaining, well-appointed dining kitchen and two generous double bedrooms. Gas central heating and Double glazing. Rear garden area for outdoor dining and relaxation.

Adjoining the main house, Treflys Bach is a beautifully converted 2-bedroom stone cottage with its own separate access and character features. It benefits from a fitted kitchen and dining area, and cosy lounge space, creating a self-contained and versatile unit.

With planning permission in place for use as a holiday let, Treflys Bach presents an ideal income opportunity or ancillary accommodation for extended family or guests



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## Location

Situated in a peaceful village setting within the stunning Snowdonia National Park, this unique property offers a rare combination of lifestyle and investment potential. Local walks, mountain scenery and amenities are all within easy reach, making it perfectly placed for those seeking a tranquil setting with excellent outdoor access.

## Lounge

10'11" x 15'11" (3.35m x 4.87m)

Cast iron fireplace surround with tiled inset, double panel radiator, TV point, uPVC double glazed window and door to front.

## Rear Sitting Room

11'9" x 15'1" (3.6m x 4.6m)

Quarry tiled floor, TV point, feature inglenook style fireplace with inset woodburning stove and slate lintel, beamed ceiling, radiator, understairs storage cupboard, uPVC double glazed window to rear, door leading to outside porch.



## Kitchen & Dining Room

21'7" x 7'6" (6.6m x 2.3m)

Kitchen - fitted range of base and wall units with complimentary worktops, 1.5 bowl single drainer sink, plumbing for washing machine, space for fridge and freezer, electric cooker point, uPVC double glazed window to rear, wall mounted combi boiler for central heating and hot water system.

Dining area - radiator, uPVC double glazed window to front, built in cupboard for electric meters.

## First Floor Landing

Radiator.

## Bedroom 1

10'3" x 15'9" (3.13m x 4.81m)

Two uPVC double glazed windows overlooking front, radiator, telephone point, exposed ceiling and wall timbers.



## Bedroom 2

12'10" x 8'11" (3.93m x 2.73m)

uPVC double glazed window overlooking rear, access to roof space.

## Shower Room

Wet room style electric shower, pedestal wash hand basin, low level w.c. double glazed window to rear elevation.

## Outside

Attractive rear garden and seating area with decorative slate shingle, timber garden shed. Right of way access along the rear to neighbouring property.

## Cottage

Treflys Bach - detached stone cottage with planning permission for a holiday let, stone built with central heating.



## Dining Kitchen

12'4" x 12'10" (3.76m x 3.92m)

Fitted base and wall units with complimentary worktops, single drainer sink, plumbing for washing machine, built in hob, electric cooker, tiled floor.

## Lounge

12'2" x 12'7" (3.73m x 3.85m)

Cast iron fireplace, two windows overlooking front, beamed ceiling, spiral staircase leading off to first floor level.

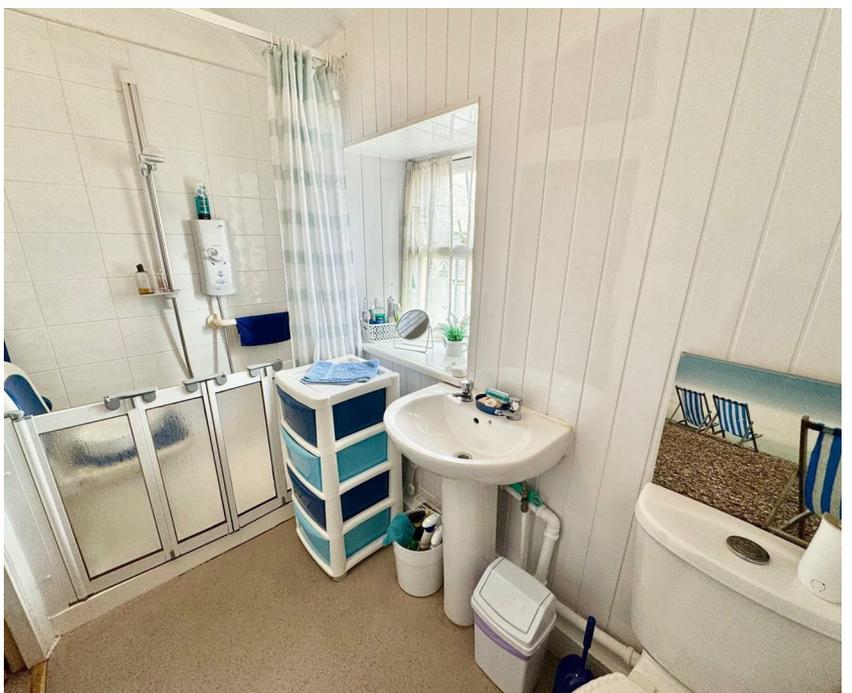
## First Floor

Landing.

## Bedroom 1

12'5" x 9'1" (3.81m x 2.78m)

Overlooking front of property, built in wardrobe, exposed roof timbers.



## Bedroom 2

7'11" extending to 12'6" x 8'3" (2.43m extending to 3.82m x 2.52m)

Small window to front elevation, built in wardrobe, exposed roof timbers.

## Bathroom

Three piece suite comprising panelled bath, pedestal wash handbasin, low level w.c.

## Services

Mains water, electricity and drainage are connected to both properties.

## Viewing

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)

## 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 C.

## Directions

Into the village of Penmachno, continue over the stone bridge, turn left at the Eagles Hotel, signposted Cwm Penmachno and Treflys will be viewed on the left hand side, being the second terrace of cottages with cream painted front elevation walls.





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

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

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