



## Waen Llan Bach

Penmachno LL24 0YU

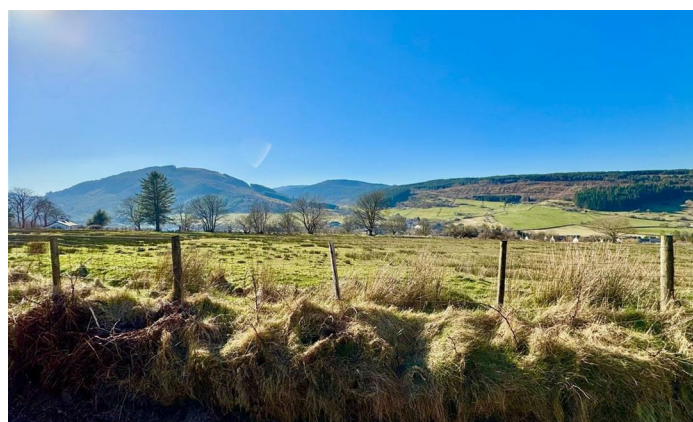
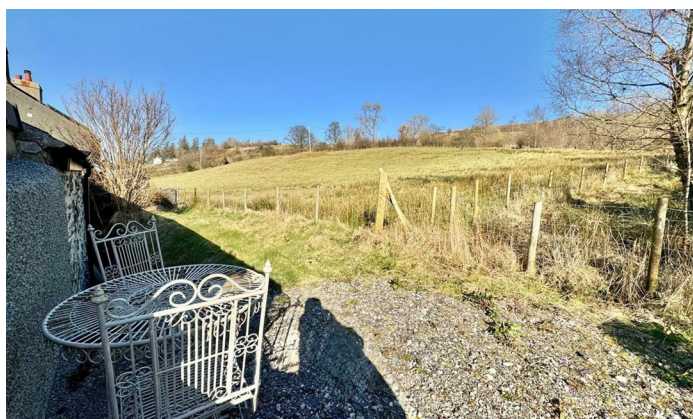
£245,000

A beautiful detached 2 bedroom cottage commanding an elevated rural setting above the Village with spectacular valley and countryside views.

VIEWING RECOMMENDED.

Renovated and re-furbished in recent years, benefitting from newly installed electric heating system, uPVC double glazed sash windows and new kitchen. A character beautifully presented home in a rural setting, high above the Village in a sought after location. Inglenook fireplace and beamed ceilings.

Affording open plan ground floor living and dining room, kitchen, rear porch/hallway, shower room, 2 bedrooms and landing area at first floor. Off road parking, side and rear garden, elevated patio area to enjoy distant views.



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## Location

Penmachno is approximately 3 miles from the picturesque village of Betws y Coed surrounded by woodlands and forest in an area of outstanding natural beauty where the tributaries of the rivers Conwy, Llugwy and Lledr meet.

The Accommodation Affords:  
(Approximate measurements only)

### Lounge / Dining Room

16'4" x 10'4" (5.0m x 3.17m)

Composite double glazed front door leading to open plan Lounge and Dining Room. Feature deep recessed inglenook fireplace with substantial oak lintel over, cast iron multi fuel stove on slate hearth, slate tiled floor, beamed ceiling, sash uPVC double glazed window overlooking front. Dining Area; understairs display area.

### Kitchen

8'3" x 9'6" (2.52m x 2.91m)

Fitted range of base units with solid wood worktops, inset porcelain sink, electric cooker point, extractor fan, uPVC double glazed window overlooking front enjoying extensive views, wall mounted electric central heating boiler, radiator, four plate ceramic hob, space for oven, space for fridge.

### Rear Entrance Porch / Hall

6'2" x 5'9" (1.9m x 1.77m)

uPVC double glazed windows, uPVC glazed stable door leading to outside garden, slate floor.





### Shower Room

Three piece suite comprising shower, wash basin and low level w.c. uPVC double glazed window to front, ladder style heated towel rail, extractor fan.

### First Floor Landing

Double glazed window to rear elevation, night storage heater.

### Bedroom 1

10'2" x 13'0" (3.11m x 3.98m)

Two sash double glazed windows overlooking front enjoying extensive views, exposed roof timbers, inset spotlighting, radiator. Landing with Velux double glazed window to rear elevation, storage area.

### Bedroom 2

10'2" x 6'5" maximum (3.1m x 1.98m maximum)

'L' shaped, radiator, Velux double glazed window to rear elevation.

### Outside

The property commands an elevated position on the outskirts of the Village and enjoys extensive views to both front and rear. Backing onto open farmland, side hardstanding for off road parking, small forecourt garden area to front leading to large side and rear garden, mainly grassed with plants, rear raised patio and seating area, enjoying views over the Valley.

### Services

Mains water, electricity and drainage are connected to the property. Electric central heating system.

### 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)

### 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.

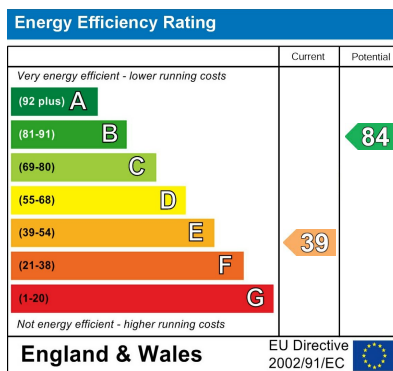
### Council Tax

Band C.

### Directions

Proceed from the A5 Conwy Falls (Go Below), continue to the Village of Penmachno, turn left just before the 2 white cottages on the right hand side, continue up the hill baring right at the top and continue along the parallel road which runs along the edge of the Village and the property will be viewed on the left hand side.





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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