



Draig Bach Cottage 7 Gethin

Penmachyn LL24 0UD

£105,000

A compact 1 bedroom fully renovated cottage located in a popular rural village in the Snowdonia National Park.

Tenure: Freehold. EPC Rating - D. Council Tax Band - TBA.

Immaculately character cottage, offering an ideal 'bolt hole' destination in a popular village with a range of outdoor activities on the doorstep.

Open plan Ground Floor Living Room and Kitchen area with Inglenook style fireplace, multi fuel stove and fitted Kitchen, Bedroom and En-Suite Shower Room at first floor level. UPVC double glazing.

Viewing Highly Recommended.



Tel: 01492 642551

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

Location

The Accommodation Affords:

(Approximate measurements only)

Open Plan Living Room and Kitchen:

13'1" x 10'6" (4m x 3.21m)

Slate flooring; wall mounted electric heaters; feature Inglenook style fireplace with multi fuel glazed fronted stove; corner shelf for TV equipment; electric meter with box cover; understairs storage; slate lintel and hearth; inset spotlighting; uPVC double glazed window to front; balustrade staircase leading off to first floor level.

Kitchen:

Fitted range of base and wall units with oak worktops; single drainer sink with mixer tap; integrated fridge; stainless steel oven; ceramic hob with stainless steel and glazed extractor above; integrated washer dryer.

First Floor

Bedroom:

Exposed wall to one side; uPVC double glazed window overlooking front., TV point, wall mounted electric heater.

En-Suite Shower Room:

Shower enclosure; low level WC; corner wash basin; tiled floor; extractor fan; sealed unit double glazed velux window; chrome heated towel rail.

Services:

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

Viewing Llanrwst

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

Council Tax:

Conwy County Borough Council - No rates apply (Business use)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

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