



## 8 Rhiwbach Terrace

Cwm Penmachno LL24 0SB

£159,000

A traditional, well presented, Grade II listed former quarry man's cottage located within this popular rural village, enjoying open front views.

Tenure - Freehold. EPC rating- E. Council Tax Band - B

Situated in the upper part of Cwm Penmachno village, forming part of a terrace of similar style houses with open front views and good size gardens.

Affording Lounge with inglenook style fireplace and log burning stove, Dining / Kitchen opening onto rear courtyard, Bedroom 1, Bedroom 2, Bathroom.

Character accommodation, , upgraded in recent years, uPVC double glazing and electric heating. Attractive front gardens, rear courtyard.

Viewing Recommended.



Tel: 01492 642551

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





## Location

Cwm Penmachno is approximately 6 miles from the picturesque village of Betws y Coed and approximately 10 miles from the traditional market town of Llanrwst.

## Front Living Room

16'1" x 14'9" (4.91m x 4.52m)

Feature inglenook fireplace with slate surround and slate lintel over, raised hearth with Waterford log burning stove, TV point, beam ceiling, slate flag flooring, uPVC double glazed windows to front, timber front door, wall mounted electric panelled heater, balustrade staircase leading off to First Floor Level.



## Dining / Kitchen

7'11" x 14'9" (2.43m x 4.5m)

Fitted base and wall units with complementary worktops, electric cooker point, canopy stainless steel extractor hood, wine rack, porcelain Belfast style sink, space for fridge, tall larder cupboard, uPVC double glazed window overlooking rear, timber rear door, beam ceiling, electric metres.

## First Floor

Landing with electric panel heater, uPVC double glazed window overlooking rear.



## Bathroom

8'9" x 7'4" (2.68m x 2.26m)

Shower, shower screen, pedestal wash hand basin, low level W.C, wall panelling to dado level, ladder style heater towel rail, uPVC double glazed window to rear.

## Bedroom 1

13'1" x 8'10" (4m x 2.7m)

Feature slate and cast iron fireplace surround, hearth, wall lights, uPVC double glazed window overlooking front enjoying views. ,

## Bedroom 2

9'2" x 7'8" (2.81m x 2.34m)

uPVC double glazed window to front views overlooking garden to surrounding countryside.

## Outside

Property has an enclosed rear Courtyard with timber store. To the front of the property there is an enclosed garden to immediate front mainly grassed with established shrubs and plants. In addition to this enclosed garden on the other side of the footpath there is a larger garden which extends away from the property and has a garden store shed and grassed areas.

## Services

Mains water, electricity and drainage 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](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.

## 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 Penmachno and the property will be viewed on the right hand side on Rhiwbach Terrace.

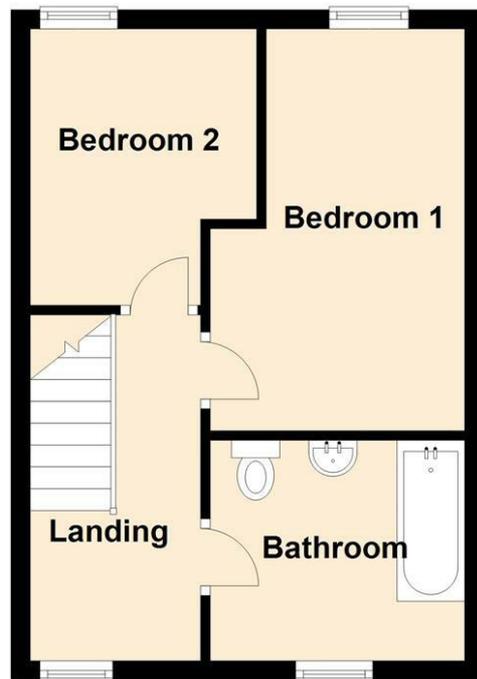


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

Plan produced using PlanUp.

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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