



6 Maes Y Waen

Penmachno LL24 0AZ

£169,950

A beautifully presented three bedroom semi-detached family home enjoying impressive countryside and hillside views, situated within a quiet cul-de-sac on the edge of the village.

Tenure: Freehold. Council Tax: B. EPC Rating: B.

This attractive ex- Local Authority property has been thoughtfully modernised in recent years to create a comfortable and energy-efficient home, benefiting from uPVC double glazing, solar panels and air source heating. The setting enjoys far-reaching views across the surrounding hillsides and countryside, while remaining conveniently located for the village centre and local school. Local Occupancy Clause applies.

The accommodation is well proportioned and arranged to suit modern family living.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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





Location

Located in a peaceful cul-de-sac position, this home offers easy access to local school and village centre, making it an excellent choice for families or those seeking a well-appointed home in a scenic village setting.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

uPVC double glazed front door, single glazed window, tiled floor, 15 unit glazed door leading through to reception hall with balustrade and spindle staircase leading off to first floor level, dado rail, coving, radiator.

Downstairs Cloak Room

Low level w.c. radiator, uPVC double glazed window to side elevation.

Lounge

14'3" x 12'3" (4.35m x 3.75m)

Coved ceiling, radiator, uPVC double glazed window overlooking front, TV point.



Dining Kitchen

18'7" x 8'10" (5.67m x 2.71m)

Kitchen; fitted range of modern base and wall units with timber effect complementary worktops, peninsular base units with inset 1.5 bowl sink, curved worktop sub-dividing from dining area. Integrated stainless steel oven, four plate ceramic hob, glass and stainless steel extractor hood above, integrated fridge, attractive wall tiling, glazed display cupboard, wine rack, uPVC double glazed window overlooking rear, inset spotlighting.

Dining area; with vertical contemporary radiator, coved ceiling, inset spotlighting, uPVC double glazed French doors leading onto rear patio and garden enjoying views to surrounding hillsides.

Utility Room

Allowing through access from front to back. Door to Kitchen.

First Floor

Landing, access to roof space, uPVC double glazed window overlooking side, built-in cupboard housing heating system.

Bedroom 1

11'6" x 10'5" (3.53m x 3.18m)

(extending to 3.56m maximum by doorway)

Radiator, uPVC double glazed window overlooking front enjoying views, coved ceiling.

Bedroom 2

9'10" x 11'6" (3.0m x 3.51m)

uPVC double glazed window overlooking rear with extensive views to hillsides and down the Glasgwm Valley, radiator, coved ceiling.

Bedroom 3

6'11" x 7'10" (2.11m x 2.39m)

uPVC double glazed window overlooking front enjoying views, radiator.

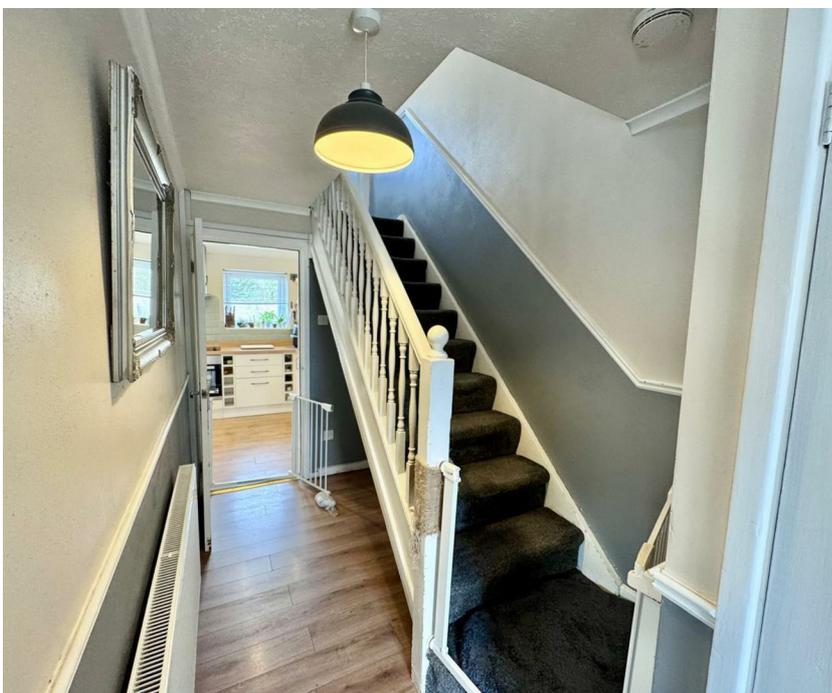
Bathroom

9'7" x 5'4" maximum (2.93m x 1.65m maximum)

'L' shaped bath with shower above, shower screen, low level w.c. vanity washbasin, mirror fronted medicine cabinet, ladder style heated towel rail, fully tiled walls, uPVC double glazed window, extractor fan.

Outside

The property benefits from gardens to both the front and rear. The rear garden has been designed for ease of maintenance and outdoor enjoyment, with a seating area ideal for relaxing or entertaining while taking in the surrounding views. The front garden provides additional kerb appeal and a pleasant approach.



Services

Mains water, electricity and drainage are connected to the property. Solar panels and air source heating system.

Local Occupancy Clause

The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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 B.

Directions

Follow the A5 from Betws y Coed towards Pentrefoelas, turn right at the Conwy Falls signposted Penmachno, continue for approximately 2.5 miles into the village and as you approach the village, the school will be on the left hand side. Turn immediately left into Bron y Waen, follow the road round to the left and the property will be viewed on the right hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	91	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 particulars.

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