



## 2 Machno Terrace

, Cwm Penmachno, LL24 0SA

Asking Price £140,000



A mid terrace three bedroom cottage situated in a rural location approximately 6 miles from the popular village of Betws y Coed. The property has wooden framed double glazing and Calor gas fired central heating to all main areas. Exposed ceiling beams and log burner in the lounge. On street parking to the front. EPC RATING E



## Directions

From our Llanrwst office go down Watling Street (one way) and turn left at the T-junction. Follow the A470 towards Betws y Coed and stay in the left lane approaching the Waterloo Bridge. Go up the A5 and turn right at the Conwy Falls signposted Penmachno. Follow the road through Penmachno and continue to Cwm Penmachno. Follow the road to the top of the village and the property is the second cottage in the second row on the right.

## Lounge 19'0" x 13'0" (5.78 x 3.97)

Log burning stove. Exposed ceiling beams. Laminate flooring. Electric switch box. Stairs to first floor landing. Three radiators.

## Kitchen 10'1" x 9'9" (3.07 x 2.98)

With a range of fitted base units having complimentary work surfaces. Stainless steel sink unit. Built in electric oven and four ring electric hob with overhead stainless steel extractor hood. Worcester boiler. Radiator. Tiled floor. Exposed ceiling beams. Extractor fan. Door to:

## Lean-to/Storage

Door to outside.

## First Floor Landing

Storage cupboards. Loft access hatch.

## Bedroom One 13'9" x 11'5" (4.19 x 3.47)

Double aspect. Radiator.

## Bedroom Two 10'8" x 7'4" (3.26 x 2.23)

Radiator.

## Bedroom Three 7'11" x 6'9" (2.41 x 2.05)

Radiator.

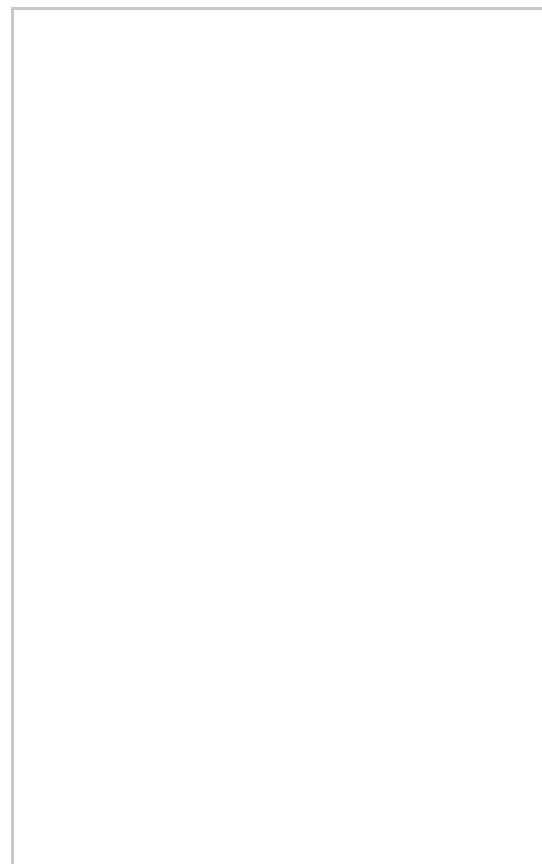
## Bathroom

Corner bath. Tiled shower cubicle with electric shower. Low level WC. Pedestal wash hand basin. Tongue and groove wall panelling. Radiator. Vinyl flooring.


## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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