



2 Machno Terrace, Cwm Penmachno

£134,950



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



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Directions

From 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.

Location

Cwm Penmachno is a small hamlet situated at the end of the Machno valley in the Snowdonia National Park and approximately a 15 minute drive from the popular village of Betws Y Coed.

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.

Services

Mains drainage, electricity and water. LPG Gas.

Tenure

Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in band C.

Viewing

Please contact us on 01492 640 415, llanrwst@bobparry.info or alternatively text 07778376424.

Making An Offer

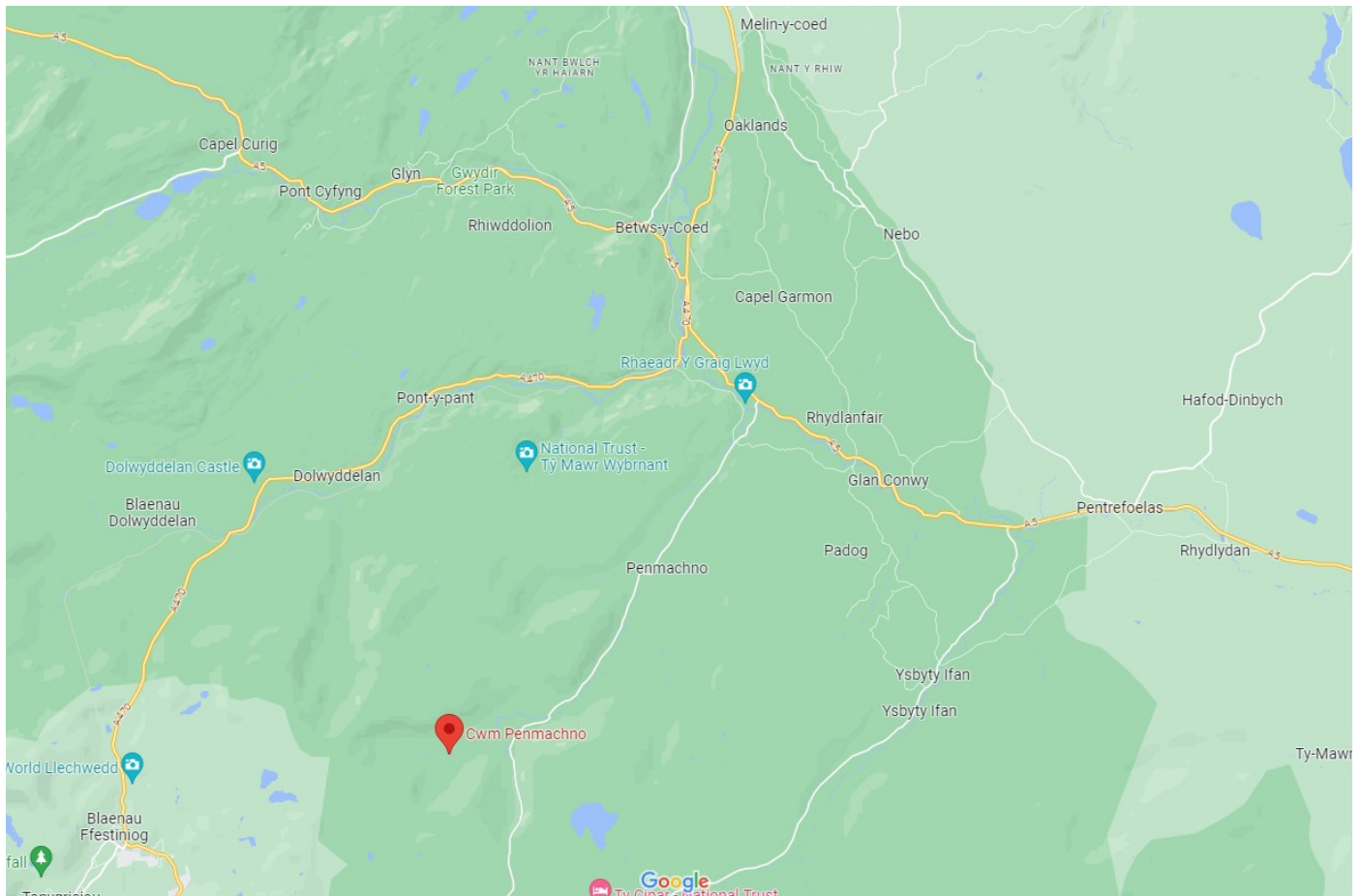
In order to comply with Money Laundering Regulations we will require a certified copy of your drivers licence or passport and a copy of a utility bill.

Land Transaction Tax

Also known as Stamp Duty. It is the buyers responsibility to calculate and understand the amount of Tax they will pay on purchasing a property.



PLEASE CALL 01492 640 415 TO ARRANGE A VIEWING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		

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