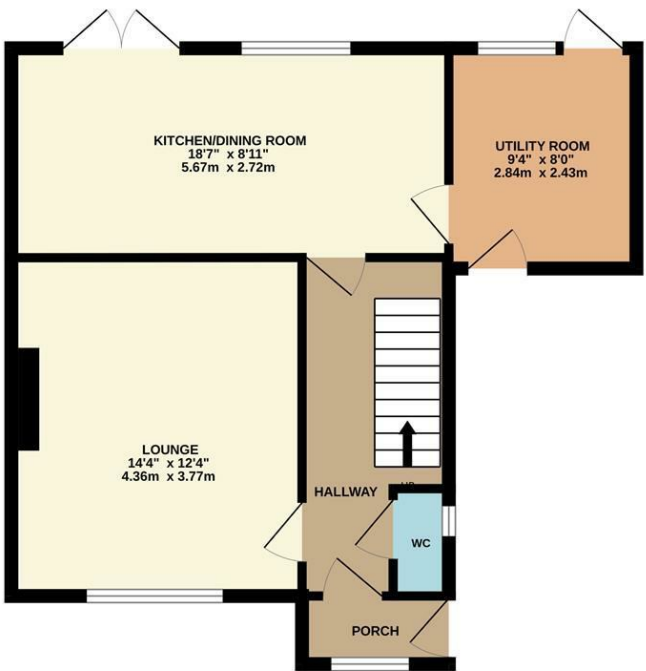


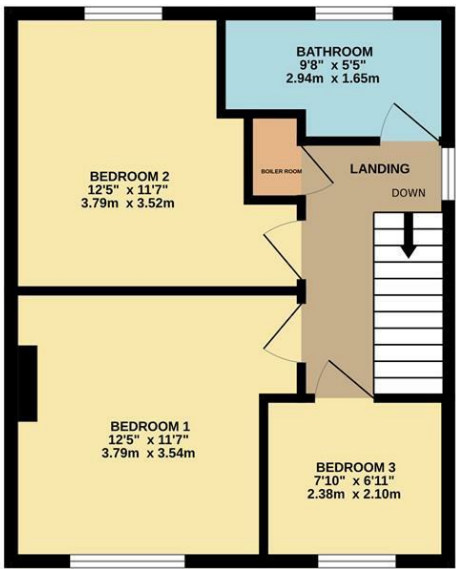


P J B
Prys Jones & Booth

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100	(92 plus) A		
(81-91) B	91		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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6 Maes Y Waen, Penmachno, LL24 0AZ £189,000

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Tenure & 157 Agreement

Freehold

This property is subject to a Section 157 Agreement. This restriction will be applicable for all onward sales also, it is in perpetuity.

The person / persons looking to purchase must comply with the below -

"The restriction is contained in Section 157 of the Housing Act 1985. All applicants proposing to purchase this property meet the criteria of having lived or worked within the county of Conwy for the three years immediately preceding the purchase."

Please note we MUST forward the proposed purchasers information onto Cartrefi Conwy housing accociation to qualify the buyer meets the criteria.

Council Tax Band

Band - B - Average from 01-04-2025 £1,805.09

Property Desription

The property's kerb appeal is immediate, thanks to its timber-clad frontage framed by a tiered garden thoughtfully landscaped with stone chippings and mature shrubs. Steps lead down to a lower garden level where there's ample space for a shed, alongside convenient access into the home via a side door into the utility room.

A double-glazed uPVC front door opens into a practical tiled porch—perfect for hanging coats and storing muddy boots after countryside walks. A timber-glazed internal door leads through to the welcoming hallway, where wood-effect laminate flooring flows underfoot and there's handy storage beneath the stairs, as well as a ground-floor WC.

The lounge is tastefully decorated and generously sized, with a prominent chimney breast that's perfect for mounting an electric fire or television. With space for a large corner sofa and a warm, neutral décor, it's an inviting space to relax with family or friends.

Undoubtedly the heart of the home is the stylish open-plan

kitchen and dining area. High-gloss units with contemporary handles are complemented by sage green tiled splashbacks and wood-effect worktops. Integrated appliances include a fridge, electric oven, and hob. A breakfast bar provides a perfect perch for morning coffee, while the dining area comfortably fits a family-sized table. Patio doors lead out to the sun-drenched rear garden, seamlessly connecting the indoors with the outdoors.

To one side of the dining area is a large utility room—offering excellent storage and space for an American-style fridge freezer, as well as plumbing for washing and drying appliances. A timber back door provides direct access to the garden.

Upstairs, the landing is bright and airy, thanks to a side window, and includes a cupboard housing the water tank powered by the solar PV system, with an immersion heater backup.

The primary bedroom sits to the front of the property, offering generous space for a king-sized bed and freestanding furniture, while enjoying peaceful views. The second double bedroom, located at the rear, boasts spectacular outlooks over rolling farmland and evergreen-clad hillsides. The third bedroom is a spacious single, currently used as a dressing room but equally well-suited to a nursery, guest room or home office.

The family bathroom features a smart, contemporary design with fully tiled walls and flooring. A spacious P-shaped bath with a waterfall tap and glass screen hosts an overhead shower, while a large hand wash basin with built-in vanity unit, WC, and chrome heated towel rail complete the space.

Step outside into the south-facing rear garden—a true suntrap ideal for alfresco living. With far-reaching views over the hills and fields beyond, this low-maintenance haven features multiple seating zones, including a spacious stone patio, raised beds, and a stone-chipped terrace. A brick pathway leads to a discreet access path for easy bin disposal.

Perfect for families, the property is moments from Ysgol Penmachno primary school and a short walk from local amenities including Parc Penmachno, a village shop, and regular bus routes. The larger towns of Betws-y-Coed and Llanrwst are just a short drive away. For outdoor enthusiasts,

this is a dream location: nestled in the Machno Valley within Snowdonia National Park, Penmachno is famed for its world-class mountain biking trails, scenic woodland walks, and tranquil riverside paths.

Services

It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 20-5-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

14'3" x 12'4" (4.36 x 3.77)

Kitchen Dining Room

18'7" x 8'11" (5.67 x 2.72)

Utility Room

9'3" x 7'11" (2.84 x 2.43)

Bedroom 1

12'5" x 11'7" (3.79 x 3.54)



Bedroom 2

12'5" x 11'6" (3.79 x 3.52)

Bedroom 3

7'9" x 6'10" (2.38 x 2.10)

Bathroom

9'7" x 5'4" (2.94 x 1.65)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

