



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Gerdden Isa, , Llanfairtalhaiarn, LL22 8TP

- Three Bed Farmhouse
- Charm and Character
- Large Barn
- Stunning Views
- Spacious Family Accommodation
- Traditional Outbuildings
- Convenient Rural Location
- Within Close Proximity to All Amenities

Approached via a private driveway, Gerdden Isa sits in an elevated position and enjoys scenic and unrivalled views over the Aled Valley. The property enjoys a rural and peaceful location and benefits from a wealth of charm and character internally and externally and offers spacious family accommodating.

Gerdden Isa is situated in a very private and secluded position on the outskirts of the village of Llansannan and within the heart of the Aled Valley yet conveniently close to the village centre. The property benefits from unrivalled views and enjoys an excellent level of privacy and tranquility. The village of Llansannan is approximately 3 miles distant and provides excellent amenities including shop, post office, pub and primary school, with the larger centre of Denbigh offering a more comprehensive range of facilities.

Viewing is highly recommended.... The property wont be available for long.

### ACCOMMODATION

The accommodation within comprises of:

#### ENTRANCE PORCH

Entrance hallway, access to all principles rooms and stairs to first floor.

#### KITCHEN / DINER

11'5"x 15'10" (3.500x 4.850)

Spacious room with a modern range of base and eye level units with surfaces over and stainless steel sink drainer. Window to both sides and radiator.

#### LIVING ROOM

14'8" x 11'3" (4.484 x 3.432)

Large Inglewood fire place with slate hearth, wooden beam and electric stove, patios doors to front elevation and radiator.

#### REAR HALLYWAY

Front door out

#### DOWNSTAIRS WC

Low flush WC and wash hand basin.

#### RECEPTION ROOM TWO

12'4" x 9'9" (3.778 x 2.973)

Window to rear elevation and radiator

### FIRST FLOOR

#### BEDROOM ONE

11'6" x 16'1" (3.511 x 4.909)

Large room with windows to both sides and radiator.

#### BEDROOM TWO

16'3" x 10'1" (4.957 x 3.083)

Window to front elevation and radiator.

#### BEDROOM THREE

10'3" x 11'0" (3.126 x 3.368)

Window to front elevation and radiator.

#### BATHROOM

Large walk in shower, low flush WC and pedestal wash hand basin. Fully tiled, window to side elevation and heated towel rail.

#### UTILTY ROOM /BOOT ROOM

14'4" x 8'0" (4.372 x 2.455)

The utility room is situated to the side of the kitchen and offers versatility of use. Housing the central heating boiler and plumbing for the washing machine.

#### THE OUTSIDE

The property is accessed via a private drive and is fronted by a large concrete yard offering ample parking for a number of vehicles. the the right of the yard is a range of traditional stone outbuildings and behind is a purpose built agricultural shed. These buildings offer versatility of use to the incoming tenants.

There is the option of a 2 ace field that is available bu separate negotiations.

#### SERVICES

Oil Fired Ventral Heating and Hot Water

Private drainage

Mains water and electricity

Council Tax:

EPC:



### HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

### TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.
3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a deposit of £ to be held by My Deposits throughout the term against any possible damages, breakages etc.

### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary

permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

| 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                                    |  |                         | 2         |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



