



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Dedwyddfa , Denbigh, Clwyd LL16 4UF

- Period Property
- Large Garden
- Outbuildings
- Significant Parking
- Rural Location
- Four Bedrooms
- Recently Refurbished
- Oil Fired Central Heating

Dedwyddfa comprises of a recently refurbished charming detached four bedroomed farmhouse occupying a convenient yet rural location. Benefitting from out reaching views over open countryside the property stands in a sizable plot of mature gardens enjoying significant parking for a number of vehicles.

Internally the property offers spacious accommodation arranged over two floors with spacious kitchen, two reception rooms and shower room to the ground floor and four bedrooms to the first floor and family bathroom. The accommodation within is finished to a good standard benefitting from modern services including oil fired central heating.

In addition the former dairy building has been converted to a large useful space, perfect for those wishing to amalgamate both residential and commercial use.

Viewing is highly recommended

DIRECTIONS

From the agents office proceed out of the town on the A525, where upon reaching Denbigh Green take a right turn for Tremeirchion at the chapel. Continue along this road and upon reaching the cross roads continue straight across for Tremerichion where the property can be found on the right hand side Please look out for the agents board.

ACCOMMODATION

From the rear court yard through timber into utility room.

UTILITY ROOM

17'1" x 14'1" (5.220 x 4.311)

Spacious room offering ample room for storage with base units, surfaces over and stainless steel sink. Houses the boiler and window to rear elevation.

KITCHEN

13'6" x 22'9" (4.122 x 6.953)

Beautiful newly fitted kitchen offering a good range of base and eye level units with surfaces over and ceramic sink, underfloor heating, two windows to the side elevation and door out to rear garden and patio area.

DOWNSTAIRS SHOWER ROOM

8'10" x 6'4" (2.715 x 1.935)

Modern suite comprising wash hand basin, low flush WC and shower cubicle. Heated towel rail and timber framed window to rear elevation.

LIVING ROOM

14'4" x 12'1" (4.385 x 3.703)

Wood affect floor, underfloor heating, open fire with slate surround and window to front elevation.

SITTING ROOM

11'1" x 11'0" (3.396 x 3.357)

Underfloor heating, decorative cast fire place, u, window to front elevation.

FIRST FLOOR

BEDROOM ONE

13'1", 2096'5" x 13'0" (4,639 x 3.964)

Newly carpeted, decorative cast fire place, radiator and window to front elevation.

BEDROOM TWO

14'6" x 13'1" (4.433 x 4.004)

Newly carpeted, decorative cast fire place, radiator and window to front elevation.

BEDROOM THREE

14'3" x 12'3" (4.352 x 3.750)

Newly carpeted, radiator, window to rear and side elevations.

BEDROOM FOUR

9'6" x 10'2" (2.906 x 3.105)

Newly carpeted, radiator, twindow to side elevation.

FAMILY BATHROOM

Comprising low flush WC, pedestal wash hand basin and bath. Airing cupboard, double panelled radiator and timber framed sash window to side elevation.

OUTSIDE

The property is approached off the council maintained highway via



a gravel yard passing the outbuildings to the rear court yard and parking area. The property benefits from a significant well maintained garden, containing a number of mature shrubs and trees.

SERVICES

The property benefits from mains water, mains electric, septic tank drainage and oil fired central heating. Underfloor heating to the ground floor.

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 is 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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

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

