



# JONES PECKOVER

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## 1 Stag Cottages, , Trefnant, LL16 5UA

- Character Cottage
- Large Double Bedroom
- Cottage Style Private Gardens
- Gas Fired Central Heating
- Immaculate Condition
- Modern Kitchen & Bathroom
- Village Location
- Viewing Recommended

This charming character stone cottage is located in the heart of Trefnant village and offers immaculate accommodation tastefully decorated throughout. This delightful property, built in 1850, offers a cosy retreat with one reception room, one bedroom, and one bathroom together with a modern fitted kitchen.

Quaint cottage style gardens lie to the rear and provide a tranquil outside space with well stocked borders and sunny south facing patio area.

The village centre location ensures convenience is at your doorstep, with amenities, shops, and local attractions just a stone's throw away.

Viewing essential - book an appointment today.

## LIVING ROOM

12'0" x 11'9" (3.677 x 3.586)

Beautifully decorated with a centrally situated fireplace, two double glazed windows to front elevation, staircase to first floor.

## KITCHEN

10'7" x 7'11" max (3.238 x 2.431 max)

Modern fitted kitchen with base and wall storage units, inset stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over, UPVC window and door to rear elevation.

## FIRST FLOOR LANDING

Giving access to:

## BEDROOM

12'0" x 10'3" (3.677 x 3.137)

UPVC window to front elevation, range of built-in storage cupboards.

## BATHROOM

6'8" x 5'8" (2.050 x 1.749)

Panelled bath with electric shower over, wash hand basin with vanity storage, low flush wc, cupboard housing the Worcester central heating boiler.

## GARDENS

The gardens to the property lie to the rear and comprise of private cottage-style gardens stocked with mature shrubs and flowering plants, a sunny south facing paved patio provides an excellent outside space and there is an useful garden store.

## SERVICES

All mains services are connected.

## TENURE

We are informed that the property is freehold.

## IMPORTANCE NOTICE (D)

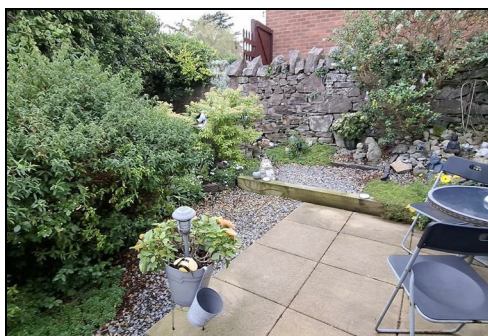
None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

## 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.

## MONEY LAUNDERING (D)

The successful purchaser will be required to produce



adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

