



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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, Abergele, Conwy LL22 9EA

- Stunning Rural Location
- Four Bedrooms
- Enclosed Garden
- Off Road Parking
- Spacious Accommodation
- Charm and Character
- Outhouse/Laundry Room
- Far Reaching Views



This stunning period farmhouse is available to let offering an abundance of charm and character yet being suitable for modern living. Set in a rural location on the outskirts of the village of Llanefydd surrounded by open country side. The accommodation in brief comprises of entrance hallway, kitchen/diner, large living room, 4 bedrooms, office room, large family bathroom and utility/boot room. with gardens to the frontage and parking to the rear.

Rarely do properties like this come available and viewing is highly recommended.

### ACCOMMODATION

Entrance Porch leading to inner hallway offering access to all principle rooms and stairs rising to first floor

### KITCHEN DINER

20'0" x 13'2" (6.113 x 4.026)

Kitchen:

Tiled floor, a good range of base and eye level units with inset stainless steel sink drainer, inset dishwasher, inset fridge, electrical hob, inset oven and dish washer, window to front elevation.

Diner:

Wooden floor, open fire, and window to rear elevation

### LIVING ROOM

20'10" x 15'0" (6.367 x 4.593)

Tiled floor, Large fire place with wood burning stove, windows to both front and rear elevations and two radiators.

### UTILITY ROOM / SHOWER ROOM

10'2" x 16'7" (3.116 x 5.065)

Houses the central heating boiler, WC and shower. window to rear elevation and radiator. Useful room offering ample space.

### BEDROOM ONE

14'2" x 10'5" (4.324 x 3.2)

Carpeted, window to front elevation and radiator

### BEDROOM TWO

20'3" x 9'6" (6.189 x 2.912 )

Carpeted, two windows to the rear elevation and radiator

### BEDROOM THREE / OFFICE

5'6" x 0'9" (1.695 x 0.237)

Carpeted, window to front elevation and radiator

### BEDROOM FOUR

8'5" x 15'7" (2.590 x 4.772)

Carpeted, widow to front elevation and radiator,

### BEDROOM FIVE

13'0" x 8'6" (3.968 x 2.613)

Carpeted, window to side elevation and radiator,

### FAMILY BATHROOM

10'10" x 9'10" (3.323 x 3.005)

Large Family Bathroom with pedestal sink, low flush WC, panel bath and shower cubicle. Window to rear elevation and radiator.

### OUTHOUSE/LAUNDRY ROOM

22'9" x 10'8" (6.956 x 3.261)

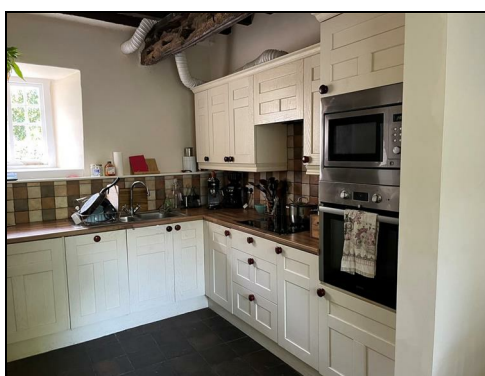
Ideal storage area and utility space, sink, plumbing for washing machine, electrical sockets, radiator add windows.

### HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £325 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 an assured shorthold tenancy for an anticipated 6 months Let initially.
- 2. A copy of the proposed Tenancy Agreement 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 surety deposit £1500 to be held by Jones Peckover the Landlord's Agents throughout the term against any possible damages, breakages etc.

MONEY LAUNDERING (D)

The successful applicant 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.

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.

