



JONES PECKOVER

Property Professionals Since 1880

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10, Parc Yr Eyr, Llanrwst, LL26 0ND

- Three Bed Detached Bungalow
- Large Corner Plot
- Off Road Parking
- Good Road Access Via The A470
- Spacious Accommodation
- Garage
- Convenient Location
- Viewing is Highly Recommended

Situated in the charming area of Parc Yr Eryr, Llanrwst, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property boasts spacious accommodation that is ideal for families or those seeking a peaceful retreat.

The bungalow features three well-proportioned bedrooms, ensuring ample space for everyone. Additionally, there are two bathrooms, which add to the practicality of the home, making it suitable for modern living.

The property is set in a convenient location, providing easy access to local amenities and the picturesque surroundings of Llanrwst. For those who enjoy outdoor living, the garden offers a lovely space to unwind, while the parking facilities ensure that you will never have to worry about finding a spot for your vehicle.

Viewing is Highly Recommended

ACCOMMODATION

The accommodation within comprises of

ENTRANCE PORCH

Large part glass entrance porch giving access to inner hallway

INNER HALLWAY

Access to all rooms and two storage cupboards

KITCHEN/DINER

15'5" x 11'10" (4.708 x 3.617)

Kitchen

A good range of base and eye level cupboards with surfaces over, stainless steel sink drainer, cooker, void for washing machine.

Dining Room 7.447 x 1.947

Part glassed room with door out to rear garden and double doors into lounge

LOUNGE

21'0" x 11'4" (6.424 x 3.476)

Light and spacious room with windows to three elevations and wall mounted electric fire.

BEDROOM ONE

9'8" x 9'2" (2.952 x 2.797)

Carpeted, fitted wardrobes and window to front elevation

ENSUITE

Shower cubicle with mains shower, low flush WC, pedestal wash hand basin and window to front elevation.

BEDROOM TWO

11'5" x 9'0" (3.495 x 2.746)

Carpeted and window to rear elevation.

BEDROOM THREE

7'5" x 9'1" (2.277 x 2.793)

Carpeted and window to front elevation.

FAMILY BATHROOM

8'0" x 7'4" (2.456 x 2.241)

Four Piece suite comprising of pedestal wash hand basin, bidet, low flush WC and panel bath with shower over and window to rear elevation.

GARAGE AND GARDENS

The property offers off road parking fronting the garage and is surrounded by lawend areas. To the rear is a patio area and private rear garden.

SERVICES

EPC: D

Council Tax: E

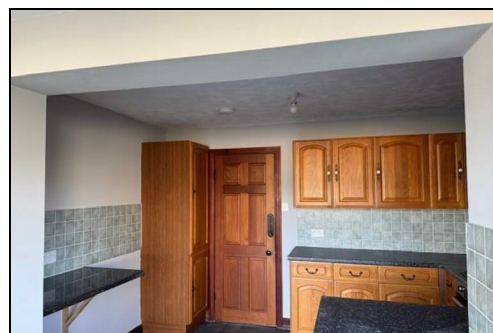
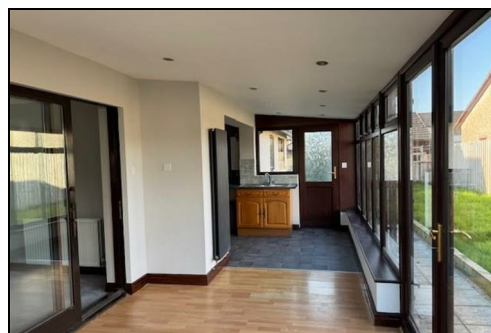
Mains water, electric and drainage

Gas fired Central heating and hot water

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.

