



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Capel Garnedd, , Llangernyw, LL22 8RR

- Converted Chapel
- Spacious Family Accommodation
- Three Reception Rooms
- Off Road Parking
- Four Double Bedrooms
- Large Kitchen
- Stunning Views
- Garage

Capel Garnedd is a substantial family home full of charm and character and is offered for long term let. The property offers stunning views and open countryside to all elevations, a garage and off road parking.

The accommodation in brief comprises of four double bedrooms, two with en-suites, a large kitchen diner, three reception rooms, utility, family bathroom and downstairs WC

A somewhat unique property occupying a delightful and private position, close to the village of Llangernyw and within easy travelling distance of the market towns of Llanrwst and Abergel, both offering all amenities for modern living. The village of Llangernyw itself offers good recreational and retail facilities to include village shop, Post Office, Public House and primary school.

Viewing is highly recommended.

### ACCOMMODATION

The accommodation within comprises of, entrance porch inter inner hallway.

### KITCHEN / DINER

25'10" x 15'6" (7.886 x 4.746)

Tiled floor, a good range of base and eye level units with surface over, inset Belfast sink, central island offering storage, work space and breakfast bar. Window to front elevation and French doors out to rear garden.

### UTILITY ROOM

10'2" x 5'9" (3.114 x 1.774)

Base and eye level units, stainless steel drainer and window to rear elevation.

### DOWN STAIRS WC

13'0" x 4'8" (3.983 x 1.442)

Pedestal wash hand basin, low flush WC and heated towel rails.

### DINING ROOM

24'10" x 13'4" (7.588 x 4.071)

Offering access to all rooms, stairs rising to the first floor, wooden floor and window to side elevation

### LOUNGE

15'3" x 24'8" (4.670 x 7.534)

Stunning room with vaulted ceiling, inglenook fireplace, original beams, French doors to rear garden and window to side elevation.

### SITTING ROOM

11'1" x 25'9" (3.380 x 7.854)

Decorative fire place and window to front and side elevation

### FIRST FLOOR

Spacious landing.

### BEDROOM ONE

14'5" x 19'3" (4.410 x 5.873)

The master room with walk in wardrobe and ensuite, window to front elevation with stunning view.

### Ensuite

Bath with shower over, wash hand basin and low flush WC and heated towel rail.

### BEDROOM TWO

11'11" x 11'0" (3.642 x 3.358)

Window to side elevation and Velux.

### Ensuite

Shower cubicle, low flush WC, wash hand basin, towel rail and window to side elevation.

### BEDROOM THREE

11'6" x 13'8" (3.507 x 4.171)

Velux and window to side elevation

### BEDROOM FOUR

15'0" x 9'2" (4.5738 x 2.809)

Window to rear elevation.

### THE OUTSIDE

Gated access off the road into the front yard offering secure off road parking, large garage and access to the rear of the property. To the rear the property offers a patio area and small garden area.





## SERVICES

Mains water and electricity  
Private drainage  
Oil fired central heating and Hot water  
EPC: D  
Council Tax: G

## 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 £1250 to be held by My Deposits throughout the term against any possible damages, breakages etc.

## HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £287 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.

## 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.



