



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Llwyn Hendre, Faerdref, , Cynwyd, LL21 0NE

- Detached Property with 4 Bedrooms
- 4 Bathrooms
- Hand Crafted Oak Kitchen
- Stunning Views
- High Specification Finish
- 3 Reception Rooms & Study
- Large Gardens
- Peaceful Location



Beautifully presented and spacious 4 Bedroom property in a stunning rural location with outstanding views.

Finished to an particularly high standard, this property provides exceptionally spacious accommodation with Living Room, Dining Room, Orangery, Kitchen/Breakfast Room, Study, Utility Room, 4 large Double Bedrooms and 4 Bathrooms.

Large gardens provide a peaceful outside space with expansive lawns and chipped patio area and there is a spacious detached garage/workshop together with a timber summer house.

## GROUND FLOOR ACCOMMODATION

Entrance Porch giving access to:-

### ENTRANCE HALLWAY

With oak flooring, timber staircase to first floor.

### DINING ROOM

15'8" x 14'9" (4.80 x 4.52)

Oak flooring, double timber doors through to:-

### LIVING ROOM

23'7" x 15'9" (7.20 x 4.81)

Oak Flooring, inglenook fireplace housing a log burning stove. Glazed double doors to:-

### UTILITY ROOM

Base and wall storage units, void and plumbing for washing machine, tiled flooring

### ORANGERY

19'7" x 12'1" (5.99 x 3.69)

With stunning rural views, oak flooring.

### KITCHEN/BREAKFAST ROOM

17'7" x 14'10" (5.38 x 4.53)

Beautifully fitted with hand-crafted oak base and wall units with integrated appliances including dishwasher and cooking range, double Belfast sink, wine rack, tiled flooring, beamed ceiling.

### GROUND FLOOR SHOWER ROOM

Shower cubicle, wash hand basin, low flush wc

### STUDY

9'10" x 6'9" (3.02 x 2.08)

Oak flooring, double glazed window overlooking unspoiled countryside.

## FIRST FLOOR LANDING

Giving access to:-

### MASTER BEDROOM

16'11" x 14'11" (5.16 x 4.56)

Double glazed window to side elevation, range of built-in wardrobes and storage, eaves storage, recessed spotlighting.

### EN SUITE SHOWER ROOM

11'7" x 5'6" (3.54 x 1.69)

Spacious shower cubicle, wash hand basin, low flush wc.

### FAMILY BATHROOM

11'6" x 8'6" (3.53 x 2.61)

With freestanding roll top bath, shower cubicle, wash hand basin, high flush wc.

### BEDROOM 2

21'3" max x 12'2" (6.502 max x 3.73)

Timber flooring, stunning views.

### EN SUITE SHOWER ROOM

8'0" x 3'11" (2.46 x 1.20)

Shower cubicle, wash hand basin, low flush wc.

### BEDROOM 3

15'7" x 13'1" (4.77 x 3.99)

Double glazed window to side elevation, timber flooring, range of built-in wardrobes and storage

### BEDROOM 4

11'6" x 9'1" (3.53 x 2.78)

Range of built-in wardrobes and storage, timber flooring, window to rear, roof light.

## GARDENS

Extensive gardens lie to the front and sides with a private gated driveway providing ample off-road parking, timber summer house, spacious lawns and chipped patio area.

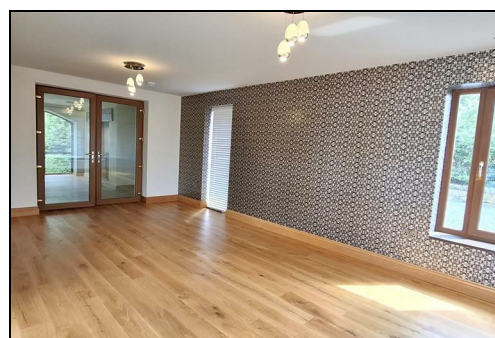
## DETACHED GARAGE AND WORKSHOP

29'3" x 19'7" (8.93 x 5.99)

With electric door and pedestrian door, large loft area, power and lighting.

## HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £448 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.

## COUNCIL TAX BAND F

### 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 £2500 to be held by My Deposits throughout the term against any possible damages, breakages etc.

### SERVICES

Mains water and electricity, oil fired central heating.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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		





