



JONES PECKOVER

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Ty Derwen, Llanfair Dyffryn Clwyd, Ruthin, LL15 2EP

- Grade II Listed Period Property
- Three Reception Rooms
- Spacious Family Accommodation
- Stunning Rural Location
- Full of Charm and Character
- Five Bedrooms
- Large Gardens
- Large Garage and Outbuilding

This stunning Grade II Listed property is available to let offering an abundance of charm and character yet being suitable for modern living. Set in a rural location in the village of Llanfair Dyffryn Clwyd on the outskirts of the Town of Ruthin and is surrounded by open country side. The accommodation in brief comprises of entrance hallway, large kitchen/diner, three reception rooms, five bedrooms, office room, large family bathroom, a further bathroom and downstairs WC, utility room and boiler/boot room with gardens to the frontage and side, off road parking and outbuildings.

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

ACCOMMODATION

ENTRANCE HALL

Spacious entrance hall offering access to all principle rooms, stairs to first floor, radiator, half slate and half wood flooring.

RECEPTION ROOM ONE

16'9" x 11'4" (5.126 x 3.474)

Original wooden floor, open fire with stone surround, window to front elevation and radiator.

RECEPTION ROOM TWO

14'1" x 14'3" (4.307 x 4.347)

Original wooden floor, decorative fire, window to front elevation and radiator

KITCHEN / DINER

13'3" x 23'10" (4.061 x 7.274)

Recently fitted kitchen with a good range of base and eye level units stainless steel sink drainer, integrated cooker, void for dishwasher, central island with cupboards and breakfast bar area, door through to utility, radiator and two windows to the side elevation.

UTILITY ROOM

7'9" x 15'10" (2.377 x 4.847)

Slate floor, door to rear yard and door to snug, radiator, plumbing for washing machine, base and eye level units and stainless steel sink drainer.

SNUG

15'4" x 13'9" (4.686 x 4.210)

Carpeted, window to side elevation, radiator and new log burner

DOWNSTAIRS WC

wash hand basing and low flush WC, radiator and window to side elevation.

FIRST FLOOR

Carpeted stair case with wooden balustrade and window to side elevation rising to spacious landing with access to all rooms.

MASTER BEDROOM

13'3" x 13'8" (4.045 x 4.167)

Carpeted, decorative fire place, window to side elevation and two radiators.

ENSUITE

10'4" x 7'3" (3.150 x 2.220)

White four piece suite comprising of pedestal wash hand basin, low flush WC, roll top bath and shower, heated towell rail and window to side elevation.

WARDROBE /STORAGE ROOM

14'2" x 4'2" (4.325 x 1.286)

Carpeted and window to rear elevation.

BEDROOM TWO

16'10" x 14'4" (5.142 x 4.388)

Carpeted, decorative fire place, radiator, window to front elevation.

BEDROOM THREE

14'3" x 14'6" (4.363 x 4.424)

Carpeted, decorative fire place, storage cupboard, radiator, window to front elevation.

BEDROOM FOUR

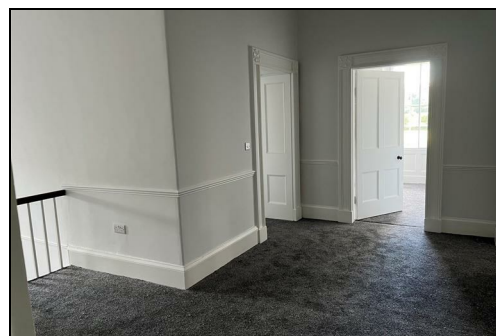
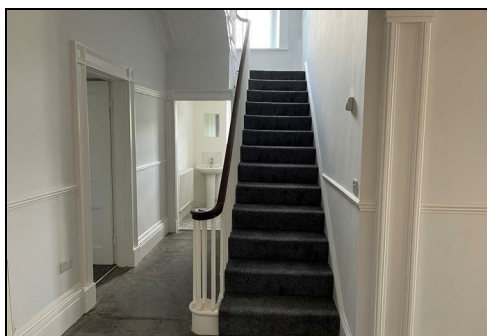
9'4" x 14'11" (2.849 x 4.550)

Carpeted, radiator, window to side elevation.

BEDROOM FIVE

13'5" x 13'1" (4.106 x 4.006)

Carpeted, decorative fire place, storage cupboard, radiator, window to side elevation.



OFFICE

8'2" x 9'6" (2.492 x 2.902)

Carpeted, window to front elevation, radiator

FAMILY BATHROOM

9'10" x 7'8" (2.999 x 2.341)

White three piece suite comprising of pedestal wash hand basin, low flush WC and walk in shower, heated towel rail and window to rear elevation.

STORAGE ROOM / AIRING CUPBOARD

Carpeted, radiator and shelving.

GARAGE AND OUTBUILDINGS

The property offers huge amounts of out door storage with a large garage and work shop area with roller shutter door and doors to the rear yard. A further outbuilding with double doors and the boiler/boot room.

GARDENS AND GROUNDS

The property sits within its own grounds and offers ample parking, fenced gardens, enclosed rear yard and lawned areas. Within the lawn are mature fruit trees and borders with mature shrubs.

SERVICES

Mains water and electricity

Private drainage

Oil fired central heating

Open fire

Log Burner

Council Tax band H (Approx £3500 pet per annum)

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £450 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 an assured shorthold tenancy for an anticipated 6 months Let initially - a longer Let may be possible by negotiation.
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 of £2500 to be held by Jones Peckover the Landlord's Agents 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.



