



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Bryn Glas , Corwen, LL21 9PA

- Charming Farmhouse
- Two Bedrooms
- Off Road Parking
- Please call Mrs Iorwen Jones direct on 07957 872968.
- Surrounded by Open Countryside
- Original Features
- Gardens

A detached former farmhouse offering spacious 2 bedroom accommodation. The property occupies a rural location with stunning views over the surrounding countryside. The accommodation comprises Entrance Porch, Kitchen, Dining Room, Living room and second reception room and to the first floor two bedrooms and the bathroom. Lawned gardens surround the property and an additional enclosed garden area is provided. The property is situated on a working farm, so please bare this in mind when enquiring about the property.

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ACCOMMODATION

Entrance Porch into Kitchen

KITCHEN

18'4" x 8'8" (5.613 x 2.644)

Fitted kitchen with a range of base and eye level units, stainless steel sink drainer, cooker, large under stairs storage cupboard, radiator and window to rear elevation. Access to dining room and living room.

DINING ROOM

8'7" x 12'6" (2.638 x 3.811)

Radiator and window to rear elevation

LOUNGE

15'6" x 11'4" (4.747 x 3.459)

Large fire place with beam and log burner, radiator, window to front elevation and door to front porch

RECEPTION ROOM

8'4" x 12'5" (2.544 x 3.798)

Fire place, radiator and window to front elevation

FIRST FLOOR

BEDROOM ONE

11'3" x 15'6" (3.444 x 4.737)

Radiator, storage cupboard and window to front elevation

BEDROOM TWO

10'7" x 8'8" (3.242 x 2.645)

Radiator and window to front elevation.

BATHROOM

Three piece suite comprising of Low flush WC, wash hand basin and bath with shower over and roof window.

OUTSIDE

The property has an enclosed yard, lawned areas surround the property and there is an enclosed garden area which is laid to lawn.

SERVICES

Oil fired central heating and hot water

Water is included within the monthly rent

Private drainage

Council Tax band D

Wood burning stove

HOLDING DEPOSIT (D)

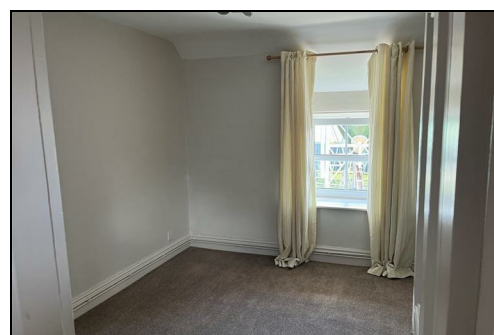
Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £195 this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

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.
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, 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 £1200 to be held by the Landlord 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.

