



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Tyn Twll, , Pandy Tudur, LL22 8UE

- Rural Area
- Log Burner
- Garage
- Off Road Parking
- Characteristic Features
- Large Family Kitchen
- Four Nicely Sized Bedrooms
- Stunning Views

This charming detached house offers stunning views and the perfect blend of rural life, the house would be perfect for families or people who love to entertain because of the houses large family kitchen and living areas. Through the ceiling of the living area are some wooden beams that bring some nice character to the house.

The big garden also offers a place to entertain and enjoy the views or just do some gardening, this property is perfect for those seeking this type of lifestyle.

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 Abergele, 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.

#### UTILITY ROOM

8'1" x 10'4" (2.483 x 3.156)

Base level units with sink and drainer, storage cupboard and window to front elevation.

#### KITCHEN

11'4" x 17'7" (3.466 x 5.372)

Spacious 'L' shaped room with a good range of base and eye level units, stainless steel sink drainer, cooker, window to rear and side and elevations, door to central hallway.

#### CENTRAL ENTRANCE HALLWAY

Door to front elevation, access to all rooms and stairs to first floor.

#### LOUNGE

11'10" x 16'1" (3.626 x 4.908)

Large fire place with log burner, beamed ceiling and Window to front elevation,

#### RECEPTION TWO

9'2" x 9'11" (2.805 x 3.032)

Window to front and side elevation

#### FAMILY BATHROOM

8'1" x 8'7" (2.481 x 2.639)

Window to front elevation, radiator, low flush toilet, pedestal wash hand basin, panel bath with shower over

#### BEDROOM ONE

14'2" x 12'9" (4.337 x 3.905)

Carpeted, windows to front elevation

#### BEDROOM TWO

14'8" x 10'3" (4.475 x 3.134)

Window to side elevation and window to front elevation, carpet

#### BEDROOM THREE

8'2" x 16'10" (2.499 x 5.154)

window to front elevation, wardrobes and sink

#### BEDROOM FOUR

11'1" x 9'2" (3.395 x 2.803)

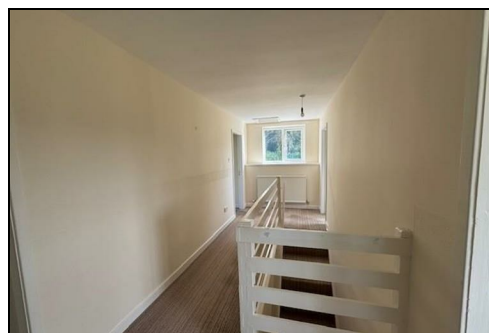
window to side elevation

#### OUTSIDE

The propriety is approached via a private drive and benefits from parking for a number of vehicles, large garage/workshop and lawned areas. ,

#### 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 £ 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 in 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 or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

