



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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10 Cae Glas, Trefnant, LL16 5UB

- Detached Bungalow
- 2 Double Bedrooms
- Gardens Front and Rear
- Available Immediately
- Village Centre Location
- Gas Fired Central Heating
- Garage & Off Road Parking

Detached 2 Bedroom Bungalow in a village centre location.

Village Centre Location.

Well presented accommodation with Entrance Hall, Lounge with Dining Area, Kitchen, 2 Double Bedrooms and Shower Room.

Gardens to front and rear, Garage and off-road Parking.

DIRECTIONS

Upon approaching the village centre from the St. Asaph direction, turn right into Cae Glas just prior to the traffic lights and the bungalow can be found directly ahead.

ENTRANCE HALL

With central heating radiator, cupboard housing the gas fired central heating boiler, smoke alarm.

LOUNGE

16'5" x 10'10" (5.023 x 3.313)

Central heating radiator, smoke alarm, open to:-

DINING AREA

10'0" x 7'2" (3.070 x 2.190)

Double glazed French doors to rear garden, radiator.

KITCHEN

9'9" x 8'5" (2.987 x 2.575)

Base and wall units with working surfaces over, stainless steel sink unit, window to rear elevation, radiator, void for cooker with extractor hood over, void and plumbing for washing machine, spotlighting, smoke alarm.

BEDROOM 1

12'6" x 11'0" (3.820 x 3.353)

Radiator, built in wardrobe.

BEDROOM 2

10'8" x 10'7" (3.260 x 3.230)

Built-in wardrobe, radiator.

SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush wc, chrome ladder radiator, spotlighting.

GARAGE

With up and over door and driveway providing additional off-road parking.

GARDENS

Lawned gardens to front and rear.

TERMS OF LET (D)

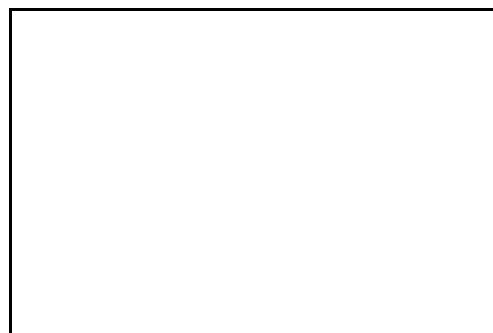
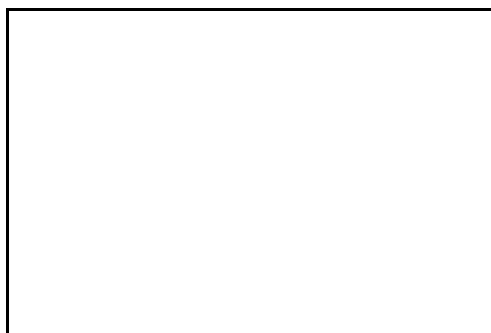
1. The property is offered on an assured shorthold tenancy for an anticipated 6/12 months Let initially - a longer Let may be possible by negotiation. 2. A copy of the proposed Tenancy Agreement is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing 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 outgoing, 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 TO BE AGREED to be held by Jones Peckover the Landlord's Agents throughout the term against any possible damages, breakages etc.

DEPOSIT SCHEME (D)

Note: - Jones Peckover are members of Tenancy Deposit Solutions Limited (TDSL) which is an agency appointed by Communities and Local Government to administer an insurance based tenancy deposit protection scheme. All deposits taken and held by Jones Peckover in relation to Assured Shorthold Tenancies will be registered with TDSL. This scheme is designed to ensure that a tenant gets all or part of his/her deposit back when he/she is entitled to it.

TENANCY AGREEMENT (D)

A charge of £216 (inc VAT) per individual applicant OR £252 (inc VAT) per couple, will be charged as a contribution towards the administration costs involved in setting up the Tenancy and obtaining references. This is payable before the start of the tenancy in addition to rent and surety deposit, and includes a referencing charge



which must be paid by the prospective tenant before the Referencing Agency can be instructed.

SERVICES

All mains services are connected.

