JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

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Llawndy Farmhouse, Station Road, Talacre, CH8 9RD

- Spacious Detached House
- Two Reception Rooms
- Off Road Parking
- Convenient Location
- Four Bedrooms
- Period Features
- Large Garden
- NO PETS

£1,395 Per Month

This delightful and spacious four bedroom detached farmhouse is set back from converted stone outbuildings of the Business Park and enjoys a large garden.

The property comprises of kitchen, dining room, lounge, hall, stairs leading to first floor with four double bedrooms and family shower room. The spacious living areas provide a wonderful setting for family gatherings or entertaining friends

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for families and commuters alike. The property offers easy access to the A55, coast,the larger cities like Chester and beyond and all retail and recreational facilities.

In summary, this four-bedroom detached house on Station Road presents an excellent opportunity for those seeking a comfortable and spacious family home in a convenient location.

NO PETS

Viewing is recommended.

ACCOMMODATION

White UPVC door with side window leading into:

HALLWAY

KITCHEN

19'2" x 6'9" max (5.83 x 2.07 max)

A good rnage of base ad eye level units with surfaces over, void for washing machine, integrated dishwasher, fridge and freezer, 1½ bowl stainless steel sink with drainer and mixer tap. Window to rear elevation and door out.

LOUNGE

14'0" x 11'5" max (4.27 x 3.48 max)

Carpeted, wooden beams to ceiling, decorative stone hearth with wooden mantelpiece and display shelving and window to front elevation with views of garden.

DINING ROOM

20'11" x 11'5" max (6.38 x 3.49 max)

Parquet flooring, decorative fireplace, windows to front elevation and door out to rear elevation.

LANDING AND STAIRS

Fitted carpet, window to front elevation fitted.

SHOWER ROOM

Fitted with white suite comprising of low flush WC, wash hand basin with mixer tap, large corner shower cubicle, heated towell rail and window to rear elevation.

BEDROOM ONE

11'5" x 10'10" max (3.49 x 3.30 max)

Fitted carpet and window to front elevation.

BEDROOM TWO

12'0" x 11'6" max (3.67 x 3.50 max)

Fitted carpet and window to front elevation.

BEDROOM THREE

11'4" x 8'11" max (3.46 x 2.73 max)

Fitted carpet, window to rear elevation, large fitted wardrobes with mirror sliding doors with rails and shelving.

BEDROOM FOUR

11'6" x 9'9" max (3.50 x 2.96 max)

Fitted carpet, window to rear elevation and white wooden built in storage cupboards

OUTSIDE

Long gravel gated driveway with ample parking to front of property, large lawn area, patio area, established trees and shrubs and LPG tank behind fencing. The property is serviced by LPG fired central heating with mains water and sewerage.

SERVICES

EPC:
Council Tax:
Mains Water, Electric and drainage
LPG Central Heating







DIRECTIONS

Leave A55 at Junction 31 (Prestatyn) and follow A5151 and A547 signs for Prestatyn and then onto the A548 coast road towards Talacre. At the Talacre roundabout exit onto Station Road (signposted Beach). Continue over the railway bridge and turn sharp right into Granary Court Business Park and continue to the end of the road and you will see the property on the left though a gate along a gravel driveway.

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 £1800 to be held by My Deposits throughout the term against any possible damages, breakages etc.

HOLDING DEPOSIT (D)

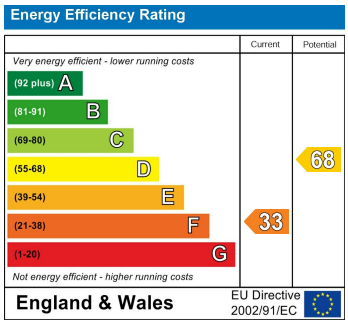
Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

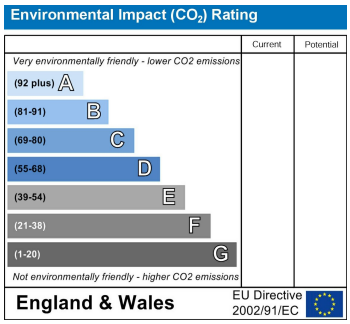
The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

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.

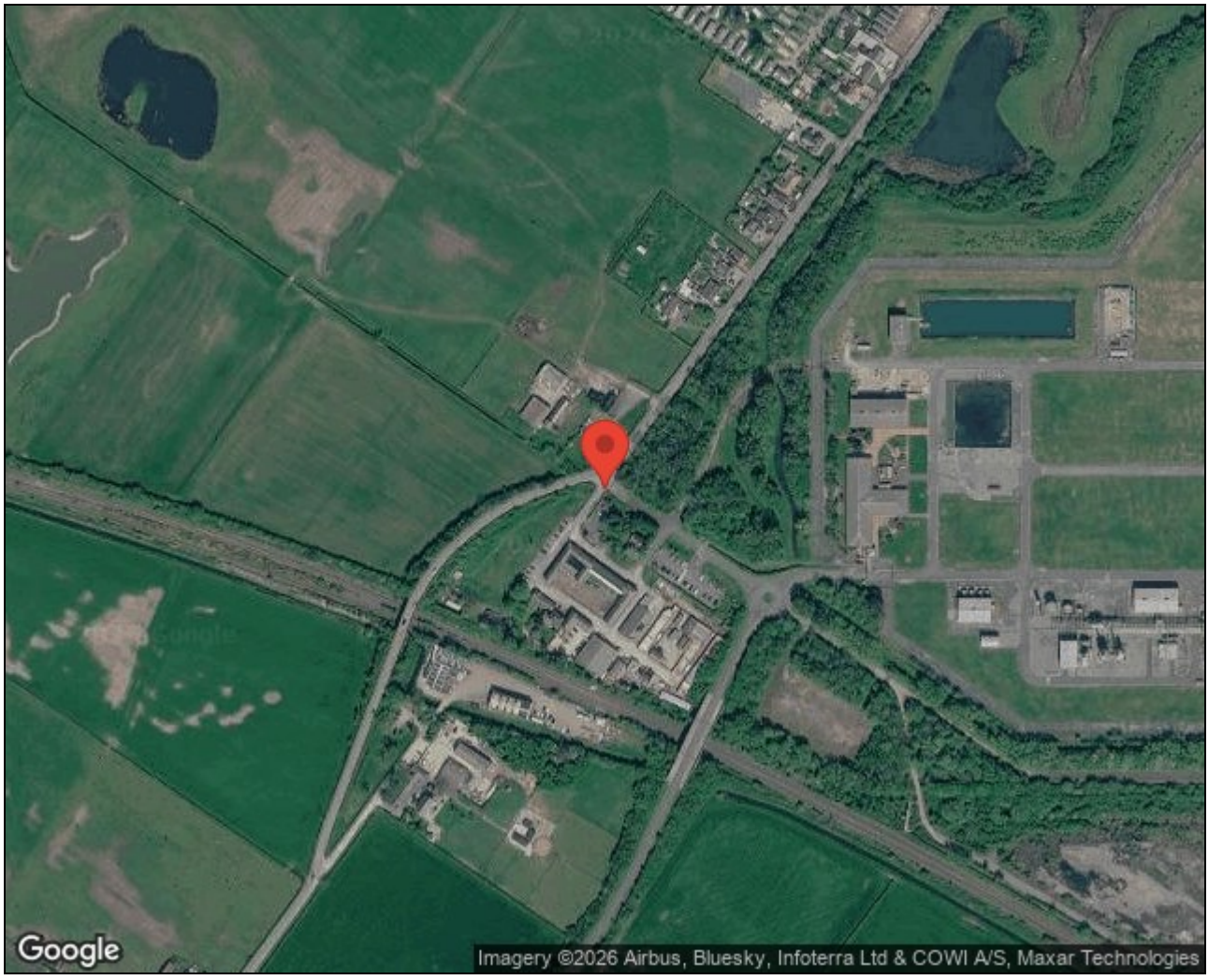
MISREPRESENTATION ACT (D)

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.









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