JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Wrentnall 26 Druid Road, Menai Bridge, Anglesey LL59 5BY

Wrentnall is situated in the town of Menai Bridge which offers a range of local services for every day needs including a parade of shops, pubs and a supermarket.

In brief the accommodation comprises of a Living Room, Lounge, Kitchen, WC and Conservatory on the ground floor with the first floor having 3 BEDROOMS and a Bathroom. Outside there are fantastic garden grounds with parking for 1 vehicle to the front of the property.

The historic town of Beaumaris nearby offers a good selection of shopping and tourist attractions including Beaumaris Castle and is home to the Royal Anglesey Yacht Club. On the recreational front there is excellent walking inland and along the coastal path, several golf courses on the island and numerous sandy beaches around Anglesey, many of which are extremely accessible from Wrentnall.

MAIN FEATURES

- Detached Family Home
- Recently Decorated
- Parking Space
- Three Bedrooms
- Spacious Garden
- Stunning Location

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ACCOMMODATION

UPVC Door into entrance porch, tiled floor and houses the oil Combi boiler.

DOWNSTAIRS WC

6'0" x 2'11" (1.84 x 0.90)
Tiled floor. Radiator. WC. Wash hand basin with tiled splashback. Small cupboard affixed to the wall.

KITCHEN

13'2" x 10'0" (4.02 x 3.06)
Tiled floor, Base and wall kitchen units. Stainless steel sink-drainer unit. Radiator.

LIVING ROOM

11'8" x 8'10" (3.55 x 2.70)
Carpeted, Fireplace with brick surround, radiator.

LOUNGE

11'11" x 11'1" (3.64 x 3.39)
Carpeted floor covering. One radiator. Fireplace with tile surround.

CONSERVATORY

8'6" x 7'6" (2.60 x 2.29)
Tiled floor. Leading to the rear garden.

FIRST FLOOR

BEDROOM 1

12'11" x 11'3" (3.93 x 3.43)
Carpeted floor covering. One radiator.

BATHROOM

7'8" x 5'3" (2.34 x 1.59)
Including a shower, WC and wash hand basin. Towel radiator. Partly tiled walls. Extractor fan.

BEDROOM 2

10'1" x 7'8" (3.07 x 2.34)
Carpeted floor covering.

BEDROOM 3

13'2" x 8'10" (4.02 x 2.68)
One radiator. Carpeted floor covering.

OUTSIDE

To the front of the property is parking space for 1 car. To the rear is a large garden and further grounds, in all extending to 400m² or thereabouts. Access to this area can be gained via a side gate. The property enjoys fantastic views of the Snowdonia Mountain range from the rear elevation.

SERVICES

Oil fired central heating.
Mains water and electricity.
Council Tax
EPC

VIEWING

By prior appointment through the Sole Agents, Menai Bridge Office, Tel: (01248) 362524.
Email:- menaibridge@jonespeckover.com.
Website:- www.jonespeckover.com

DIRECTIONS

From the car park to our Menai Bridge office, turn right onto the A5025. At the roundabout, take the first exit towards Menai Bridge. Continue along that road for approximately ¾ of a mile before taking the last left hand turning (named Lon Pen Nebo/Hill Street) that is before the roundabout. Continue along that road before taking the second left hand turning (named Lon Las/Mount





Street). Continue along that road until you come to the left hand turning for Ffordd Penclip/Druid Road. Travel along that road for just over 0.2 miles and the property will be identified on the right hand side.

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

HOLDING DEPOSIT (D)

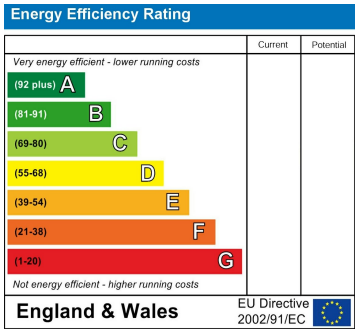
Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

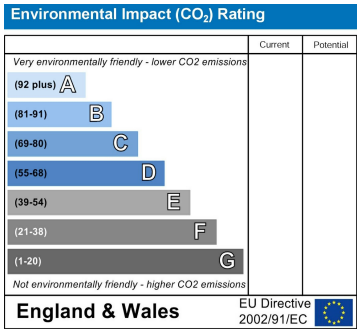
The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

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.

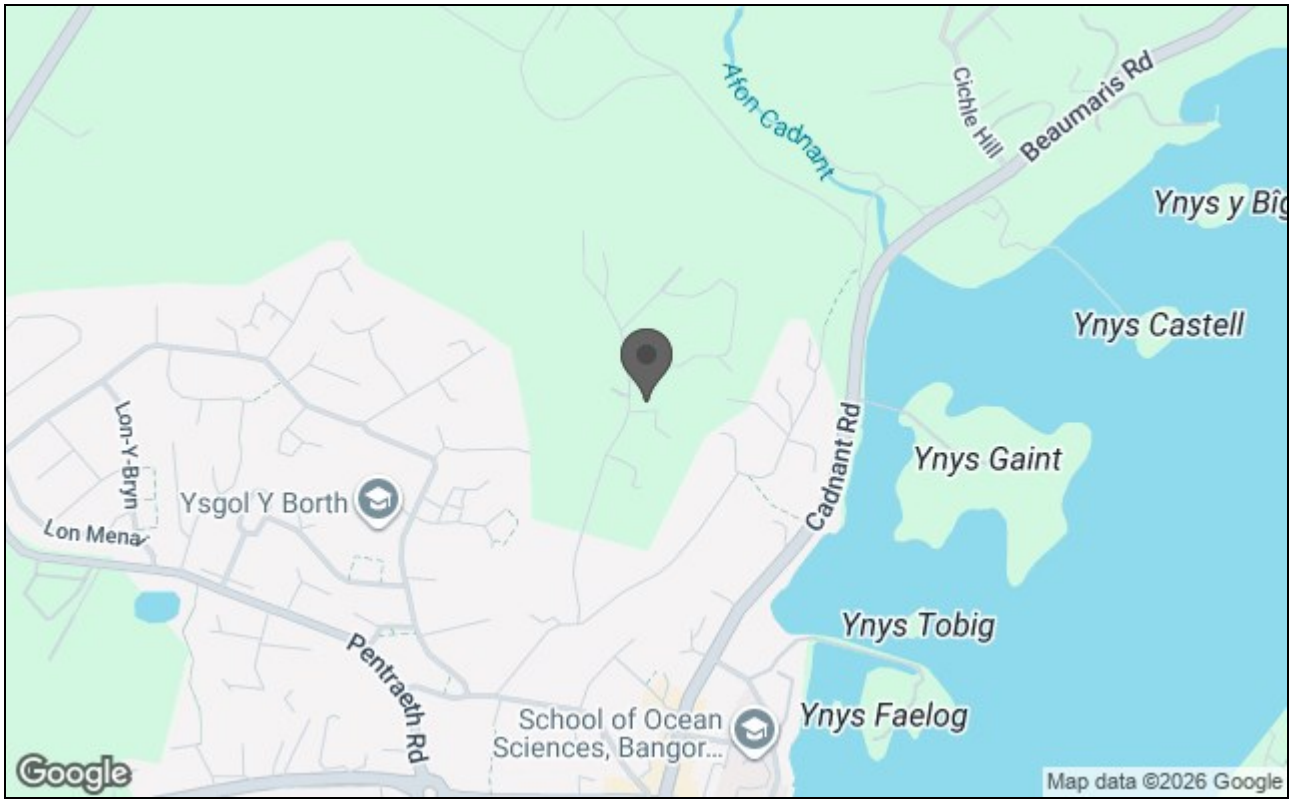












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