



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Cefn Berain Uchaf, , Llanefydd, LL16 5DL

- Four Bed Detached Farmhouse
- Large Kitchen Diner
- Stunning Views
- Large Garden
- Wealth of Charm and Character
- Master Bedrooms with Ensuite & Balcony
- Off Road Parking
- Patio Area

A beautiful, detached, stone-built, farmhouse, in the hamlet of Cefn Berain offers spacious family accommodation and far reaching views.

Being just 5 miles from Denbigh and 9 miles from the North Wales coastline offering a convenient location withinin easy access of all amenities.

The farmhouse has been converted to the highest standard, retaining a wealth of original features, and charm to include exposed beams and flagged floors.

The accommodation within offers four large bedrooms, two of which enjoy en-suite facilities, family bathroom, large kitchen diner, snug and living room.

Externally, the farmhouse offers, amply parking, patio area, lawned ares and garden shed.

Viewing is highly recommended.

## ACCOMMODATION

The accommodation within compromises of

### KITCHEN DINER

27'11" x 13'4" (8.523 x 4.080)

### UTILITY ROOM

Door out to garden, WC off, plumbing for washing machine, sink and storage cupboards

### SNUG

13'2" x 14'3" (4.022 x 4.352)

Oak flooring, log burner, stairs to first floor, window to front and rear elevation.

### LIVING ROOM

26'1" x 13'5" (7.958 x 4.108)

Large room with glass gable end, log burner, continuation of oak floor, windows to all elevations.

### FIRST FLOOR

Spacious landing, access to all rooms, oak flooring in all bedrooms, window to rear elevation.

### MASTER BEDROOM

13'3" x 15'6" (4.040 x 4.734)

Stunning room with glass feature wall and balcony.

### Ensuite

With, Low Flush WC, wash hand basin and shower

### BEDROOM TWO

13'3" x 13'1" (4.044 x 4.012)

Large room with window to both side elevations.

### Ensuite

With low flush WC, wash hand basin and shower.

### BEDROOM THREE

13'5" x 9'1" (4.110 x 2.788)

Window to front elevation,

### BEDROOM FOUR

9'9" x 11'1" (2.973 x 3.398)

Window to front elevation and storage cupboard.

### FAMILY BATHROOM

Roll top bath, sink with vanity unit, low flush WC, heated towel rail and window to front elevation.

### OUTSIDE

Externally the property offers off gated access off the highway, off road parking for a number of vehicles, storage shed/workshop, patio areas and lawns to front and rear and side elevations with stunning views.

### SERVICES

Mains water and electric

Private drainage

Oil fired central heating and Hot Water

Underfloor Heating to the Ground Floor

Council Tax Band:

EPC: C

### 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





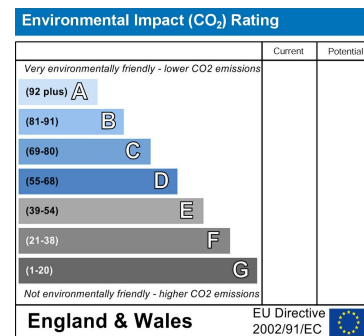
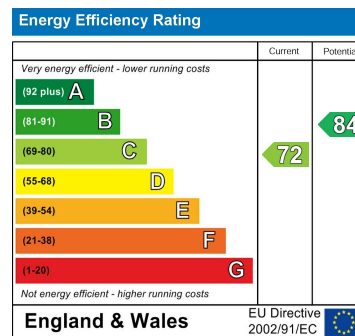
opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be 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.

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.



### 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 is 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



