



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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Cysulog , Corwen, LL21 0PA

- Beautiful Four Bed Farmhouse
- Charm and Character
- Far Reaching Views Over Open Countryside
- Ample Parking
- Available Immediately For Long Term Let
- Spacious Family Accommodation
- Modern and Fully Insulated
- Large Lawned Garden
- Private and Secluded Location

Nestled in the charming village of Maerdy, Corwen, Cysulog is a delightful detached farmhouse offering a perfect blend of comfort and stunning natural beauty. Spanning an impressive 1,884 square feet, the property boasts four spacious bedrooms, making it an ideal family home or a tranquil retreat for those seeking a peaceful lifestyle.

As you step inside, you will immediately feel the warmth and cosiness that this home exudes. The property is well-insulated, ensuring a comfortable environment throughout the year, regardless of the season. The inviting interiors are complemented by an abundance of natural light, creating a welcoming atmosphere for both residents and guests.

One of the standout features of this farmhouse is the breathtaking views that surround it. Whether you are enjoying a morning coffee or unwinding after a long day, the picturesque scenery will provide a serene backdrop to your daily life. The lush landscapes and rolling hills of the Welsh countryside are truly a sight to behold.

This property not only offers a comfortable living space but also the opportunity to embrace a lifestyle that many can only dream of. With its spacious layout and beautiful surroundings, this detached farmhouse in Maerdy is a rare find that promises to be a cherished home for years to come. Don't miss the chance to make this enchanting property your own.

ACCOMMODATION

Spacious entrance hallway giving access to all ground floor rooms and stairs rising to first floor, original clay tile floor. Under stairs storage and coat hooks.

KITCHEN

14'6" x 10'9" (4.441 x 3.281)

Well appointed kitchen with an good range of base and eye level units, integrated oven, fridge and dish washer, ceramic hob, continuation of the clay tile floor, window to side elevation with stunning views.

DINING ROOM

14'8" x 12'5" (4.484 x 3.804)

Clay tile floor, decorative fire place, window to side elevation

LOUNGE

12'6" x 14'5" (3.811 x 4.411)

Spacious room with window to front and side elevation with stunning views and open fire.

CONSERVATORY

11'6" x 14'6" (3.519 x 4.434)

Offering panoramic views over the beautiful Welsh countryside, carpeted and door to garden.

SITTING ROOM

12'9" x 13'1" (3.887 x 3.995)

This rooms adjoins the conservatory and offers a snug area, carpeted, window to side elevation.

FIRST FLOOR

Spacious Landing.

BEDROOM ONE

14'11" x 12'11" (4.548 x 3.952)

Dual aspect room with viewed to the side and rear. Carpeted and radiator.

BEDROOM TWO

14'6" x 11'3" (4.444 x 3.442)

Carpeted, window to front elevation and radiator.

BEDROOM THREE

12'10" x 10'8" (3.920 x 3.252)

Carpeted, window to front elevation and radiator.

BEDROOM FOUR

14'5" x 11'0" (4.407 x 3.361)

Carpeted, window to side elevation and radiator.

FAMILY BATHROOM

9'9" x 9'2" (2.988 x 2.800)

Four piece suite comprising of, walk in shower, bath, low flush WC, pedestal wash hand basin and heated towel rail.

OUTHOUSE / UTILITY

A very useful space, offering, heating, water and electric, shelving.



OUTSIDE

The property has private parking for a number of vehicles, enclosed garden, large lawned area.

SERVICES

Mains electricity and water
Oil Fired Central Heating and Hot Water
Private Drainage
EPC: D
Council Tax: E

VIEWING

Please call Ms Iorwen Jones direct on 07957 872968 to arrange a viewing.

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £398 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.

TERMS OF LET

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 £2250 to be held by TDS throughout the term against any possible damages, breakages etc.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC



