



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Rhiw Felen, Ffordd Pennant, Eglwysbach, Colwyn Bay, LL28 5UN

- Detached Bungalow
- Spacious Accommodation Within
- Low Maintenance Garden
- Stunning Views
- Three Bedrooms
- Off Road Parking
- Quiet Rural Location
- Within Easy Access of The A55 Expressway

Occupying a stunning rural location on the periphery of the village of Eglwysbach, on the east side of the Conwy Valley, this 3 bedroom bungalow offers a unique opportunity for those seeking a rural way of life.

The property comprises of a large kitchen/diner, utility room, spacious lounge, three bedrooms and family bathroom. Externally, the property offers stunning views of open countryside, ample off road parking and low maintenance gardens.

This property is perfect for those who appreciate the beauty of nature and the charm of rural life, with stunning views from all principal rooms, while still being within reach of local amenities.

NO DOGS

Viewing is highly recommended.

ACCOMMODATION

The accommodation within comprises of UPVC door into rear hallway.

UTILITY ROOM

8'7" x 7'7" (2.640 x 2.318)

A useful room that houses the boiler, plumbing for washing machine, stainless steel sink drainer, storage cupboard and surfaces over, window to side elevation. Cloak room off with Low flush WC and wash hand basin.

KITCHEN/DINER

22'2" x 12'5" (6.781 x 3.785)

Kitchen;
Lino flooring, a good range of base and eye level units with surface over, integrated oven and hob and sink. Window to front elevation and radiator.
Diner:
Carpeted, window to rear elevation and radiator.

ENTRANCE HALL

Main front door into, inner hall with storage cupboard and access to all principle rooms.

LOUNGE

12'3" x 18'5" (3.742 x 5.630)

Dual aspect room, carpeted, decorative stone fire surround and television unit. Radiator and windows to front and side elevation.

BEDROOM ONE

12'10" x 11'7" (3.922 x 3.547)

Carpeted, window to side elevation, radiator and fitted wardrobe.

BEDROOM TWO

13'9" x 10'6" (4.200 x 3.224)

Carpeted, window to rear elevation and radiator.

BEDROOM THREE

7'11" x 10'1" (2.416 x 3.096)

Carpeted, window to rear elevation and radiator.

FAMILY BATHROOM

6'9" x 9'11" (2.075 x 3.045)

Four piece suite comprising of panel bath, shower cubicle, low flush WC and wash hand basin. Window to rear elevation, radiator and airing cupboard.

OUTSIDE

The property is approached down a private driveway and offers a patio area to its frontage, parking to one side and a graveled area to the other side. The garden is low maintenance for ease of use.

SERVICES

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

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



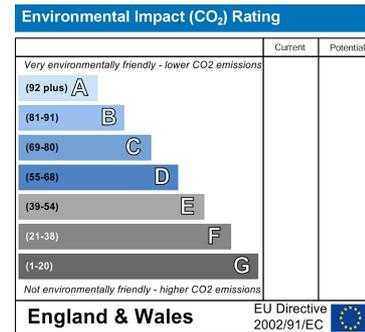
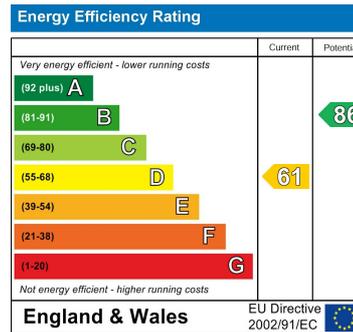
structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance 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.

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 correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority



Ground Floor

