



# JONES PECKOVER

Property Professionals Since 1880

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## 5, Dalar Wen, Denbigh, LL16 3HT

- Spacious Detached Bungalow
- Large Kitchen Diner
- Large Rear Garden
- Close to all Amenities
- Three Bedrooms
- Off Road Parking
- Desirable Location
- EPC: C

Nestled in the charming area of Dalar Wen, Denbigh, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout that is ideal for families or those seeking a peaceful retreat.

The bungalow features three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a central hub for family gatherings and entertaining guests, ensuring a warm and welcoming atmosphere.

Set within a generous plot, the property benefits from a lovely garden, perfect for enjoying the outdoors or cultivating your green thumb. Additionally, off-road parking is available, adding to the convenience of this charming home.

Viewing is Highly Recommended.

## ACCOMMODATION

### ENTRANCE HALL

Covered open porch with tiled step and hardwood stable style front door leads into:

### LIVING ROOM

16'10" x 11'10" (5.15 x 3.63)

A feature fireplace, radiator, power points and double glazed window to the front.

### KITCHEN

13'10" x 9'11" (4.24 x 3.03)

Offering range of oak base and eye level units with work surfaces over, integrated double oven, one and a half bowl drainer sink with a mixer tap, four ring gas hob with extractor hob above, space for tall standing fridge freezer, plumbing for washing machine and dryer, integrated dishwasher, tiled flooring, radiator and power points.

### DINING ROOM

18'8" x 10'3" (5.7 x 3.13)

A fabulous additional living space with double glazed windows to each side, tiled flooring and oak stable door gives way to the rear garden.

### STUDY

8'8" x 8'6" (2.65 x 2.6)

With radiator, power points and oak stable door.

### SITTING ROOM

13'8" x 10'2" (4.17 x 3.12)

With radiator, power points and oak stable door.

### UTILITY

built in storage, tiled flooring, double glazed window and door to the rear.

### BEDROOM ONE

18'0" x 10'2" (5.5 x 3.12)

With radiator, power points and double glazed window to the front.

### BEDROOM TWO

11'11" x 10'4" (3.64 x 3.17)

Having radiator, power points and double glazed window to the front.

### BEDROOM THREE

12'0" x 9'11" (3.66 x 3.03)

having radiator, power points and double glazed window to the front.

### BATHROOM

6'6" x 5'6" (2.0 x 1.7)

Offering a modern three piece suite with paneled bath and electric shower over, low flush W.C, pedestal wash basin, partly tiled walls and double glazed window to the side.

### OUTSIDE

The property is approached via golden gravel drive way for ample off road parking for two vehicles, further features area with slate chippings with a mixture of shrubs. pathway leads to the side of the property. The rear garden has a large paved patio area, awn, decked area, summer house and green house.

### SERVICES

Mains Gas, Electricity and Water  
Gas Central Heating and Hot Water





Mains Drainage  
Council Tax: D  
EPC: C

### 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.

### 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.

### 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.



