



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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7, Caer Felin, Llanrhaeadr, LL16 4PR

- Two Bed Accommodation
- Off Road Parking
- Rear Garden & Patio Area
- Stunning Views
- NO PETS
- Large Living Room
- Garage
- Convenient Location
- EPC - C
- NO SMOKING

****VIEWINGS CLOSED****

Located in the village of Llanrhaeadr, this delightful property on Caer Felin offers spacious two bed accommodation close to all amenities.

One of the standout features of this home is the garage, which offers secure storage, large rear back garden and furthermore, the off-road parking for at least two vehicles

With its convenient location, this property is well-placed for easy access to local shops, schools, and transport links, making it an ideal choice.

In summary, this property in Llanrhaeadr is a wonderful opportunity for those seeking a comfortable home with practical features and a lovely garden.

Viewing is highly recommended.

ACCOMMODATION

UPVC door into inner Hallway

LIVING ROOM

14'5" x 9'8" (4.395 x 2.968)

Carpeted, access to kitchen and inner hallway, window to front elevation.

KITCHEN

14'5" x 9'8" (4.395 x 2.968)

A good range of base and eye level units with surfaces over, stainless steel sink drainer, void for washing machine, window to rear elevation and door out to rear yard.

FIRST FLOOR

BEDROOM ONE

9'11" x 11'2" (3.025 x 3.406)

Carpeted, window to front elevation and storage cupboard.

BEDROOM TWO

11'9" x 6'4" (3.605 x 1.948)

Carpeted, range of wardrobes and window to rear elevation.

BATHROOM

White three piece comprising of pedestal wash hand basin, low flush WC and bath with shower over, heated towel rail and window to rear elevation.

OUTSIDE

Externally the property offers off road parking for two vehicles and a spacious single garage ideal for storage. With lawend gardens to the rear and a private seating area,.

SERVICES

Gas fired central heating and hot water

Mains water and electric

EPC: C

Council Tax Band C

HOLDING DEPOSIT (D)

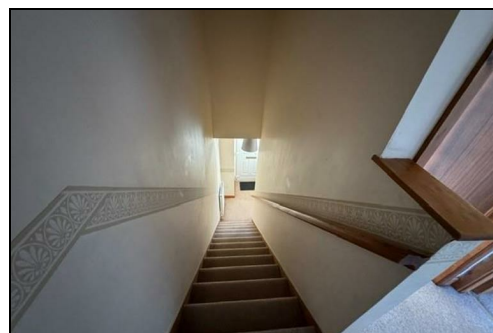
Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £184this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

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 outgoing, 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 £1000 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



