



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Beidiog Uchaf, Llansannan, Denbigh, LL16 5LR

- Four Bed Farmhouse
- Stunning Views
- Garage and Workshop
- Spacious Family Accommodation
- Rural Location
- Within Close Proximity to All Amenities

This farmhouse offers spacious four bed family accommodation over two levels set in beautiful open countryside. with far reaching views.

Accessed via a private drive, the property is situated on the outskirts of the village of Llansannan, only a short distance from the larger market towns of Abergele and Llanrwst which both offer a good range of recreational and retail facilities and both primary and secondary education systems. The smaller villages of Llangernyw and Llansannan both offer primary schools, village shops, post office and public houses.

The property is situated on the edge of a working farm yet offering privacy and far reaching views without feeling isolated.

Viewing is highly recommended for those wanting a rural life style.

ACCOMMODATION

The accommodation within comprises of entrance all with access to all rooms and staircase to first floor.

KITCHEN

18'11" x 8'6" (5.780 x 2.606)

A good selection of base and eye level units with surfaces over, window to front elevation and door out.

LIVING ROOM

19'3" x 11'9" (5.873 x 3.605)

Spacious room with wood bring stove, patio doors to side elevation and two windows to rear elevation.

LOUNGE

13'3" x 12'11" (4.046 x 3.940)

Carpeted, feature fire place and windows to rear and side elevation.

FIRST FLOOR

Spacious landing with window to rear elevation.

BEDROOM ONE

10'11" x 12'11" (3.352 x 3.959)

Carpeted, storage cupboard and windows to side and rear elevation .

BEDROOM TWO

11'7" x 9'10",2398'3" (3.548 x 3,731)

Carpeted, built in storage cupboard and window to side and rear elevation.

BEDROOM THREE

8'9" x 8'5" (2.689 x 2.584)

Carpeted, built in storage cupboard and window to side elevation.

BEDROOM FOUR

11'9" x 7'0" (3.593 x 2.138)

Carpeted, built in storage cupboard and window to rear elevation.

OUTSIDE

The property is approached via a lengthy private drive through open farmland and is situated below the drive on the left with the working farm behind. Offering private parking, gated access, lawned garden area and garage/workshop.

SERVICES

Mains Electricity
Privater Water Supply
Solar panels
Air Source Heat PUmp
EPC
Council Tax 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.

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.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | 12 |
| 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 | |



