



# JONES PECKOVER

Property Professionals Since 1880

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## Morfa Lodge, Rhuddlan Road, St. George, Abergele, LL22 9SE

- 2 Bedroom Detached Cottage
- Exceptionally Spacious Grounds
- Abutting Woodland
- Well Presented Throughout
- Semi Rural Location
- Ample Off Road Parking
- Convenient for A55 Expressway
- Character Accommodation



This detached character 2 bedroom cottage occupies an extensive plot with private mature gardens and ample off road parking. Situated in a semi rural position abutting woodland to the rear, the property forms part of the Kinmel Estate.

The cottage is Grade II\* Listed, dates back to 1868 and has been tastefully and neutrally decorated throughout to a high standard.

### SITUATION

The property occupies a rural yet convenient position on the outskirts of the village of St. George and is conveniently situated for access to the A55 Expressway. St. George offers village amenities including primary school and renowned village inn, whilst the larger centres of Abergele and Bodelwyddan offer comprehensive shopping, leisure and schooling facilities.

### THE ACCOMMODATION

The well-appointed accommodation has been freshly decorated throughout and briefly comprises of Entrance Porch with timber door giving access to the Living Room with windows to front and side elevations and feature fireplace housing a log burning stove on a raised hearth.

The Dining Room is situated to the rear and overlooks the gardens and abutting woodland. The kitchen is fitted with a range of storage units with ample working surfaces over, stainless steel sink unit with mixer taps, part tiled walls and window to the rear overlooking the grounds.

A spacious Bathroom provides panelled bath with mains

shower over, wash hand basin with vanity storage and low flush wc with concealed cistern.

To the first floor, the Master Bedroom is particularly spacious and benefits from a walk-in wardrobe area, with the second double bedroom completing the accommodation.

### THE GROUNDS

The property is accessed via a timber gate which opens onto a sizeable parking and turning area. The mature gardens comprise of spacious lawns enclosed to the front with stone walling and abutting woodland to the rear.

### SERVICES

Mains water and electricity, gas fired central heating.  
EPC: Exemption Registered  
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 £1500 to be held by TDS 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 £276 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.

### 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.

### PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**



