

Tudor

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Tyn Rhos , Llangwnadl, LL53 8NS

£800 Per calendar month

- Detached Farmhouse Residence
- 6 Miles to Aberdaron
- Open Plan Living
- Elevated & Rural Location
- Three Bedrooms
- Parking & Outbuildings



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A detached farmhouse residence located in a rural and elevated position on the North coast of the glorious Llyn Peninsula. Nestled in a stunning coastal location enjoying expansive rural surroundings, with Porth Colmon just a short stroll. Less than 6 miles from Aberdaron.

The spacious accommodation with the benefit of oil central heating & double glazing is offered unfurnished and briefly comprises of the following: - Hall. Open Plan Kitchen/Diner, opening to Lounge. Oil fired Rayburn for Cooking & Heating. On the first floor: Three Bedrooms & Shower Room. Drive & Parking (Please be advised the property shares an access road with an active farm). Rear Garden. Outbuilding, useful for storage, also has a shower & toilet. The adjoining outbuilding is also be available for storage. Rent plus Utility Charges, However, Water & Drainage included. Council Tax Band 'E'. Holding Deposit £100.00 Security Deposit £900.00. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be

asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy



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