

# Tudor

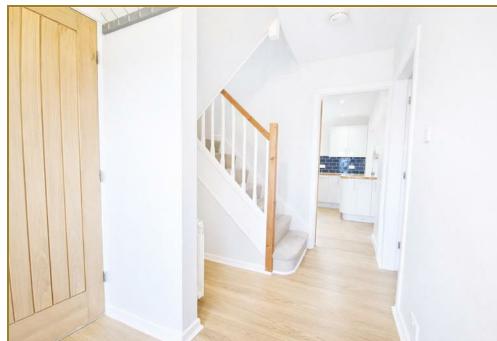
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**11 Stad Dolwar, Y Ffor, LL53 6UQ**

**£850 Per calendar month**

- Semi-detached Residence
- Three Bedrooms
- Deposit £850
- Close to Village Amenities & Schools
- Parking, Gardens & Garage
- Good Decorative Condition Throughout



# 11 Stad Dolwar, Y Ffor, LL53 6UQ

This semi detached residence is in exceptionally good decorative condition throughout.

The property also has the benefit of double glazing and briefly comprises of the following:-

Hall. Cloakroom with toilet. Lounge. Spacious modern open plan kitchen/diner with sliding patio doors to rear garden/deck. Three Bedrooms. Family bathroom. Attic with drop down ladder for storage.

Secure garden to the front with drive and parking area.

Garage and private rear lawned garden with deck.

Rent plus All Utility Charges. Council Tax Band 'D'.

Holding Deposit £100.00. Deposit £850.00

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 agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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