

Tudor

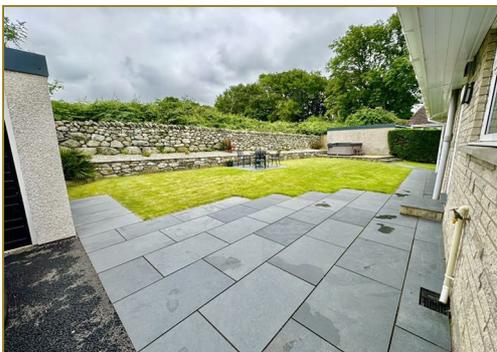
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6 Wernfach , Dyffryn Ardudwy, LL44 2RJ

£900 Per calendar month

- Modern Detached Bungalow
- Two Bedrooms
- Parking, Garage & Garden
- Outskirts of Popular Seaside Village
- Furnished
- Deposit £950



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Tudor Estate Agents are delighted to offer To Let this modern detached bungalow, located in a quiet residential estate on the outskirts of Dyffryn Ardudwy and close to Talybont. The property is conveniently located for the nearby village amenities and primary school as well as the popular beach at Dyffryn. Also within easy commute to the harbour town of Barmouth.

The comfortable and spacious accommodation has been fully renovated providing modern accommodation with the benefit of double glazing and oil central heating. Briefly comprises of the following: Hall. Lounge with log burner. Open plan Kitchen-Diner. Two Bedrooms. Bathroom.

Drive with off-road parking. Garage. Attractive private garden with lawn and patio.

The property is offered Furnished.

Rent plus All Utility Charges. Council Tax Band 'E'. Holding Deposit £100.00 Security Deposit £950.00.

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



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