

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**25 Caernarfon Road, Pwllheli, LL53 5LF**

**£700 Per calendar month**

- Double Fronted Cottage
- Double Glazing & Central Heating
- Unfurnished
- Convenient for the Town & Shops
- 2 Bedrooms & Rear Garden
- Deposit £800



## 25 Caernarfon Road, Pwllheli, LL53 5LF

This end of terrace double fronted cottage is situated in a convenient position within walking distance of the High Street and shops.

The cottage has the benefit of double glazing and gas central heating and the accommodation briefly comprises of the following: - Open plan lounge/dining. Kitchen. Two bedrooms. Bathroom. Rear yard and Utility with steps up to rear garden with views towards the harbour and the sea beyond. Street Parking.

Rent plus All Utility Charges. Council Tax Band 'B'. Holding Deposit £100.00 Security Deposit £800.00.

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.

From this office in the centre of Pwllheli proceed east along New Street, turn right at the junction with the High Street and follow the road in the direction of the A499 (in the direction of Caernarfon). Pass over the roundabout adjacent to the ASDA and then proceed up the hill. Number 25 is then the last terraced house on the right. OS Reference: - SH 378-354. Satellite Navigation Reference: - LL53 5LF.



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