

Tudor

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Rhandir , Sarn Melteyrn, LL53 8DY

£875

- Detached Residence
- Spacious Accommodation
- Parking, Garage & Gardens
- Small Rural Village
- 4 Bedrooms & Office
- Deposit £950



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This is a rare opportunity to offer To Let a Substantial detached residence located in a small rural village in the heart of the Llyn Peninsula. Enjoying spectacular rural views and is within walking distance of the amenities. The spacious accommodation with the benefit of oil central heating & double glazing is offered unfurnished and briefly comprises of the following: - Porch. Utility Room (appliances available at a price to be agreed). Cloak Room. Kitchen/diner with induction hob, space for cooker, oil fired Rayburn. Inner Hall. Front Porch. Bathroom. Dining Room. Living Room (please note the carpet will be replaced prior to the occupancy). On the first floor: Four Bedrooms & Office Room with balcony to the rear. Family Bathroom. Drive & Parking. Gardens to front and rear. Garage.

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 be set out in a tenancy agreement and inventory. Please make s



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