

# Tudor

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## 3 Madryn Terrace, Chwillog, LL53 6SH

**£750 Per calendar month**

- Inner Terrace Cottage
- Two Bedrooms
- Rear Garden, Shed & Outbuilding
- Modern Accommodation
- Unfurnished
- Deposit £800



## 3 Madryn Terrace, Chwillog, LL53 6SH

This inner terrace cottage is situated in a convenient position in this small rural village. Chwillog is only about 5 miles from Pwllheli, the market town for the glorious Llyn Peninsula.

The comfortable accommodation has the benefit of double glazing and electric heaters and briefly comprises the following:- Porch. Lounge with attractive wooden flooring and multi fuel stove. Modern Kitchen with space for appliances. Bathroom. Two Bedrooms. Easily maintained rear garden. Lean-to shed with plumbing for washing machine. Workshop.

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.



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