

**Monthly Rental Of £700**



Available for up to 6 months

One of 4 apartments in this newly converted development on Barmouth seafront. This stunning beach-front, contemporary styled apartment enjoys spectacular coastal and mountain views.

The west-facing aspect affords stunning views of the beach and Cardigan Bay. From the open plan living, kitchen and dining room you can watch the waves roll in and with the beach located right opposite, you could be soaking up the sun all day on the golden sand or in the dunes, then enjoying the spectacular sunset over Cardigan Bay from the picture frame windows of the apartment.

- **2 Bedrooms**
- **Double Glazed**
- **Luxury Apartment**
- **Gas Central Heating**
- **Sea Front Location**

## ACCOMMODATION

### Dining area

With uninterrupted views to the beach



### Lounge

The main open-plan living area enjoys sea views from the large bay window. The sitting area has a comfortable fabric sofa for relaxing and a matching chair. A Wooden dining table, seating four with matching wood & fabric chairs and a stylish tripod floor lamp and coffee table with wood effect cushion flooring



### Kitchen

The open plan kitchen is equipped with everything you would expect in a well-presented holiday home. The kitchen has: Newly fitted 'high gloss' kitchen units with block wood effect worktops A built in the fan oven Ceramic hob & extractor hood over Fridge/freezer Toaster Microwave USB charging points

### Bedroom One

Double bed Modern fabric headboard 2 bedside tables & lamps Large chest of drawers in Coordinating dark wood style Carpeted flooring A large picture window with sea views

### Bedroom Two

Double bed Modern fabric headboard 1 bedside table & lamp Large chest of drawers in coordinating dark wood style Carpeted flooring and a

### Bathroom

White ceramics and wood effect cushion flooring; bath with shower over and glass screen. Shaver point, Chrome towel warming radiator.

### Parking

There is no designated parking but there are free parking spaces outside and a car park opposite, as well the main town car park 500m away. Even in high season, there is usually no problem parking close by.



## Instructions for applying for this property

1. Return our New Tenant Application Form
2. Pay our Admin Fee
  - a. Single Applicant £30
  - b. 2 Applicants £50
  - c. Guarantor £25
  - d. Company Let £99
  - e. £100 commitment payment, this will be refunded to you if you are not offered the property. This is not a fee but forms part of your 1<sup>st</sup> months rent. On the event of you withdrawing your application this will not be refunded to you
3. Inform your references to expect a call from us
4. We will contact you ASAP to inform you if you have been successful or not.

## Bank Details for BACs Payments

Account Name:

**Lounge Letting**

Sort Code:

**20 35 47**

Account No:

**83035352**

Reference

**Your Name**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



## 2 Glydwr, Greenfields, Marine Parade, BARMOUTH, LL42 1NA

Dwelling type: Mid-floor flat Reference number: 8006-5615-0539-7697-2783  
Date of assessment: 19 March 2018 Type of assessment: SAP, new dwelling  
Date of certificate: 19 March 2018 Total floor area: 57 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:** £ 1,560

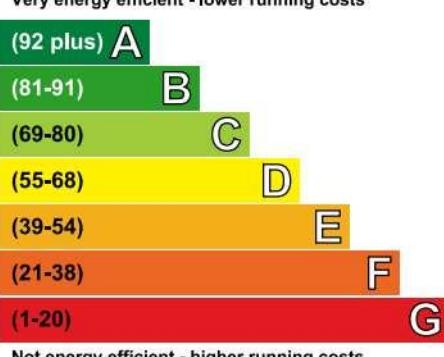
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	Not applicable
Heating	£ 1,161 over 3 years	£ 1,161 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 1,560</b>	<b>£ 1,560</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current Potential

76 76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.