



2 bedded semi-detached bungalow in a small desirable private cul-de-sac in Bryncrug. Includes Garage, Front and rear garden and off-road parking. Oil central heating. Unfurnished,

- 2 Bedrooms
- Enclosed rear garden
- EPC Rating E
- Semi Rural Location
- Oil Central Heating
- Council Tax Band C

## ACCOMMODATION

**ENTRANCE:** Front door access via front garden plus side door access via an entrance porch.

**KITCHEN:** Fitted wall and base units. Sink. Space for washing machine, electric cooker and fridge.

### Bathroom

wash hand basin and bath. Electric shower. Fitted carpet.

### Lounge

Fitted carpet. Fireplace freestanding heater.

### Bedroom 1

Click flooring.

### Bedroom 2

: Click flooring.

**GARAGE:** Single garage.

**LOFT:** Large storage loft. Access via hatch and ladder.

**OUTSIDE:** Driveway. Front and rear gardens.

External oil boiler and storage tank.

The property is offered to let unfurnished on an Assured Shorthold Tenancy

Council Tax Band C





## Instructions for applying for this property

1. Return our New Tenant Application Form along with copies of your photo ID, recent Utility bill and Bank Statement. Please provide as much information as possible and include email addresses for your references
2. Inform your references to expect contact from us, where possible this will be by email
3. We will contact you ASAP to inform you if you have been successful or not.

## Bank Details for BACs Payments

Account Name:

Sort Code:

Account No:

Reference



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.

# Energy performance certificate (EPC)

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Bryncrug  
TYWYN  
LL36 9NT

Energy rating

**E**

Valid until: **1 November 2031**

Certificate number: **0523-3910-8209-7879-9200**

Property type

Semi-detached bungalow

Total floor area

62 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		65   <b>D</b>
39-54	<b>E</b>	43   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60