

Monthly Rental Of £800



This well maintained traditional stone built welsh cottage is situated in the quiet village of Dinas Mawddwy.

The Village is located within easy reach of Machynlleth, Dolgellau and larger towns further afield. The village offers local amenities such as a local shop, pub, post office, hairdressers and homemade cake and coffee shop.

Dinas Mawddwy is nestled in the foothills of the Aran Fawddwy and lies within the Snowdonia National park, a walkers and mountain bikers paradise!

The property features the following accommodation:

3 Bedrooms one with en-suite shower room
Lounge with feature open fire
Fitted Dining/Kitchen including some white goods
Bathroom Suite with shower over bath
Oil Central Heatin
Double glazed

Suitable for a family or professional couple

No DSS

A pet would be considered

This is a non-smoking property



- **3 Bedrooms**
- **Large kitchen/diner**
- **Open Fire place**
- **Quiet Village location**
- **Mainly Double Glazed**
- **Oil Central Heating**
- **Garden**
- **Council Tax Band C**

ACCOMMODATION

Front of property

Traditional Welsh Terraced Cottage

Kitchen

Large fitted kitchen/diner with appliances, central heating radiator and double glazed window and door to rear.

Living Room

Tastefully decorated living room with open fireplace, central heating radiator and double glazed window to front.



Bedroom 1

Double bedroom with en suite shower. Central heating radiator and window to front.

Bathroom

With shower attachment over the bath. Central heating radiator.

Bedroom 2

Single Bedroom with central heating radiator and window to rear



Bedroom 2

Double bedroom with central heating radiator and window to rear.

Garden

Garden at rear of property with uninterrupted views of the countryside



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 1st 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.

Energy Performance Certificate

11, Mawddwy Cottages, Dinas Mawddwy, MACHYNLLETH, SY20 9LW

Dwelling type: Mid-terrace house

Date of assessment: 23 April 2015

Date of certificate: 26 April 2015

Reference number: 8775-7424-3240-3557-9922

Type of assessment: RdSAP, existing dwelling

Total floor area: 96 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,793
Over 3 years you could save	£ 1,698

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 189 over 3 years	
Heating	£ 4,662 over 3 years	£ 3,606 over 3 years	
Hot Water	£ 780 over 3 years	£ 300 over 3 years	
Totals	£ 5,793	£ 4,095	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

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

The potential rating shows the effect of undertaking the recommendations on page 3.

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

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£35	£ 120	
2 Heating controls (room thermostat)	£350 - £450	£ 363	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,032	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.