



Executive Apartment available to rent long term in Barmouth

Barmouth is a highly sought after location because of its location in southern Snowdonia and easy access to the wider region.

Barmouth boasts a wide selection of cafe's, restaurants, shops and also enjoys a Theatre, Quant harbour and fabulous sandy beach.

The property has been recently renovated to a very high standard, It is fully double glazed and has state-of-the-art electric central heating. The property is west facing and enjoys a sunny aspect with views of the beach.

- **Refurbished to a High Standard**
- **Sea Views**
- **Energy Performance B**
- **2 Bedroom**
- **Double Glazed**
- **Council Tax C**

ACCOMMODATION

The Accommodation briefly comprises of the following:

Entrance Hall

Neutrally decorated and carpeted Intercom, door entry system, Central heating radiator

Thru Lounge Kitchen/Diner

2 Double glazed windows to front Neutrally decorated and carpeted Kitchen-Diner area wood laminated High gloss kitchen units include integrated white goods including Fridge/Freezer Washing Machine Dishwasher

Family Bathroom

Bath with shower over Hand Basin WC Towel radiator

Master bedroom with Ensuite

Double glazed window to rear Double wardrobe Neutrally decorated and carpeted Central heating radiator
En-Suite with shower enclosure, WC & hand basin

Bedroom 2

Double glazed window to front elevation Neutrally decorated and carpeted Central heating radiator

There is secure parking for one car.
There is also a secure bike store
There is a lift to the apartment

EPC rated B

Council tax band C

This is a no smoking building
Sorry no pets are allowed



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:

Lounge Letting

Sort Code:

20 35 47

Account No:

83035352

Reference

**1st Line of property address
that you are applying for**



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)

Apartment 12 Cors y Gedol
High Street
BARMOUTH
LL42 1DP

Energy rating

B

This certificate expired on: **23 May 2021**

Certificate number: **8002-3945-2929-5326-4593**

Property type

Top-floor flat

Total floor area

78 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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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