



Llanymawddwy can be found to the north of the larger village of Dinas Mawddwy, on the minor road which connects Dinas Mawddwy

to Llanuwchllyn and Lake Vyrnwy, over Bwlch y Groes (pass of the cross) and is one of the highest public road mountain passes in Wales, with a summit altitude of 545 metres (1,788 ft). The most notable building is St. Tydecho parish church

The southern ascent of the Bwlch y Groes, which is approximately 1.7 miles long with severe gradients throughout (steepest 1 in 4), was renowned throughout the 1970s and 80s as the most challenging climb used in the Milk Race round-Britain cycle race.

- **3 Bedrooms & Study**
- **Newly redecorated throughout**
- **Modern Bathroom**
- **EPC rated E**
- **Ultra-fast broadband available**
- **3 Reception Rooms**
- **Modern Kitchen inc some white goods**
- **Brand new Electric Heating**
- **Council tax band E**

ACCOMMODATION

Lounge

Spacious lounge with dual aspect windows
Open fire Brand new Eco efficient electric
heating Brand new carpets
Newly decorated

Study

Parquet flooring Brand new eco efficient electric
heater
Newly decorated in neutral tones

Dining Room

Quarry tile flooring Feature range View over rear
garden

Kitchen

Brand new fitted kitchen Quarry tiled floor Brand
new oven and hob Belfast type sink

Pantry

With fitted shelves

3 Bedrooms

Large bedroom with dual aspect windows Newly
carpeted Newly decorated Eco efficient electric
heating

Bathroom

Brand new bathroom suite Fully tiled Chrome
heated towel rail

Utility room

Plumbing for washing machine Quarry tiled floor

Guest WC

With quarry tiled floor



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)

Rectory
Llanymawddwy
MACHYNLLETH
SY20 9AQ

Energy rating

E

Valid until: 27 October 2033

Certificate number: 2882-3923-8200-8017-5200

Property type

Detached house

Total floor area

133 square metres

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		