

Monthly Rental Of £785

Don't miss this rare opportunity to live the dream!

This pretty 3 bedroom farmhouse located amidst rolling hills just a short drive from the market town of Dolgellau where you will find shops, restaurants, doctors, a hospital and schools and a commutable distance to the larger town of Aberystwyth.

The property is located just outside the small village of Brithdir with extensive views of the Cader Idris Range and is within walking distance of a popular Country pub/restaurant.



- **Rural Location**
- **3 bedrooms**
- **Large workshop**
- **Views of Cader Idris**
- **Detached Farmhouse**
- **Oil Central Heating**
- **Beautiful Garden**

ACCOMMODATION

Front of Property

With views of the garden, workshop and mountains beyond

Kitchen

With Oil fired Stove and large coldroom/pantry

Living room

With open fire and exposed beams and central heating radiator

Shower Room

With Enclosed Shower Cubical and Electric Shower

Bathroom 1

Bathroom on first floor

Bedroom

Mountainous Views and Central heating

Bedroom

Central heating and some exposed beams

Bedroom

Neutrally decorated with some exposed beams and Central heating radiator

Garden

Beautiful gardens with Mountainous views

Gardens and workshop

Lawned garden and Stone build workshop

Views

Extensive views of the Cader Idris Range



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

Tyddyn Llwyn Farm, DOLGELLAU, LL40 2SH

Dwelling type: Detached house
Date of assessment: 09 December 2015
Date of certificate: 09 December 2015

Reference number: 9745-2811-7225-9205-2135
Type of assessment: RdSAP, existing dwelling
Total floor area: 113 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:	£ 7,395
Over 3 years you could save	£ 4,074

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 222 over 3 years	
Heating	£ 6,489 over 3 years	£ 2,739 over 3 years	
Hot Water	£ 606 over 3 years	£ 360 over 3 years	
Totals	£ 7,395	£ 3,321	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>22</p>	<p>Potential</p> <p>89</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

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 Increase loft insulation to 270 mm	£100 - £350	£ 897	
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,532	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 252	

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.