

Monthly Rental Of £475



Located in the delightful historic village of Dinas Mawddwy in the southern end of Snowdonia National Park. This 3 bedroom property offers a rare opportunity to become part of the village lifestyle. The Village itself has an Infant/Junior school, a post office a pub which serves food, Hotel, 3 Chapels also a Craft Cafe and Camlan Garden Centre with Farm Shop.

Situated mid-way between Dolgellau and Machynlleth with a regular bus service between the two. Surrounded by hills, overlooking the junction of the river Dovey with the river Cerist and is an excellent base for all those who love the great outdoors. There are numerous walks nearby, mountain biking is also well catered for.

- **3 Bedrooms**
- **Newly fitted breakfast kitchen**
- **New carpet**
- **Council Tax Band B**
- **Double Glazed**
- **Newly fitted shower room**
- **Rear yard**
- **EPC E**

Recently refurbished this 3-bedroom terrace cottage is available for a long let and comprises of the following

ACCOMMODATION

Kitchen

Newly renovated kitchen with a range of modern units
Includes electric oven, hob and extractor
Space and plumbing for washing machine and space for fridge & freezer
Double glazed window
Door to yard



Lounge/Diner

Spacious lounge diner with double glazed window to front
Log burner
Economy 7 storage heater
Newly carpeted;



Shower Room

Modern fitted shower room with electric shower in cubicle
Hand basin fitted in modern vanity unit
Double glazed window to rear
Heated towel rail

Bedroom 1

Double glazed window to front
Economy 7 storage heater
Newly carpeted

Bedroom 2

Fitted wardrobe
Double glazed window to rear
Economy 7 storage heater

Bedroom 2

Double glazed window to front
Economy 7 storage heater



View

Views to the front of the property of rolling countryside

Instructions for applying for this property

1. Return our New Tenant Application Form
2. Make payment of £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. In 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

Rhianfa, Dinas Mawddwy, MACHYNLLETH, SY20 9LL

Dwelling type: Mid-terrace house
Date of assessment: 21 August 2013
Date of certificate: 22 August 2013

Reference number: 8103-7991-5229-5927-0873
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Use this document to:

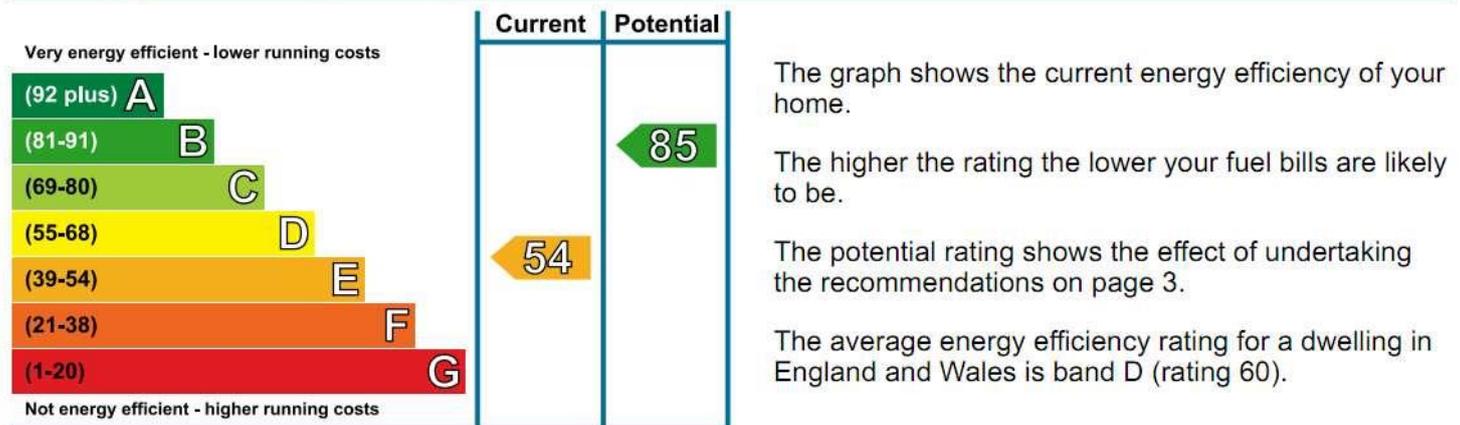
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,901
Over 3 years you could save	£ 1,338

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 2,079 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 642 over 3 years	£ 270 over 3 years	
Totals	£ 2,901	£ 1,563	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 759	✓
2 Floor insulation	£800 - £1,200	£ 237	✓
3 Fan assisted storage heaters and dual immersion cylinder	£1200 - £1600	£ 339	✓

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.