

**Monthly Rental Of £630**



The property is located on a small select development of similar properties within the Village of Llanbedr.

Llanbedr is a small village on the west coast of Wales, with a friendly community of only 350 people, and boasts two public houses.

A popular tourist destination in the summer months, a quiet sleepy place in the winter. The village originally grew around the slate quarrying industry but there is evidence of habitation in the area since Neolithic times. There is a main line train station nearby and a small airport.

- **Modern Bungalow**
- **2 Bathrooms**
- **Double Glazed Throughout**
- **Council Tax E**
- **2 Bedrooms**
- **Oil Central Heating**
- **EPC D**

## ACCOMMODATION

### Lounge

Large lounge with sliding patio doors to the patio/garden.  
Double glazed window to side elevation  
Neutrally decorated and carpeted  
Central heating radiator

### Dining Kitchen

With a range of fitted base and wall units.  
Integrated white goods Electric oven and hob  
Double glazed window to rear  
Inset spot lights

### Dining area

With sliding patio door to front elevation  
Central heating radiator  
Neutrally decorated  
Laminated flooring

### Family Bathroom

Fully tiled  
Heated towel rail  
Double glazed window to rear  
Shower over bath  
Inset spot lights

### Master bedroom

Spacious double bedroom  
Neutrally decorated and carpeted  
Double glazed window to rear  
Central heating radiator  
En-Suite shower room

### En-suite Shower Room

Fully tiled  
Spacious shower cubicle  
Double glazed windows to rear  
Central heating radiator

Double Garage  
Gas Central Heating  
Double Glazed  
Off street parking  
Enclosed Patio

No DSS  
No Smokers  
A small pet considered



## 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 1<sup>st</sup> 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

Glas y Dorlan Riverside Place, LLANBEDR, LL45 2NW

<b>Dwelling type:</b>	Detached bungalow	<b>Reference number:</b>	8306-7021-4080-6773-8902
<b>Date of assessment:</b>	07 September 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	07 September 2016	<b>Total floor area:</b>	87 m <sup>2</sup>

## Use this document to:

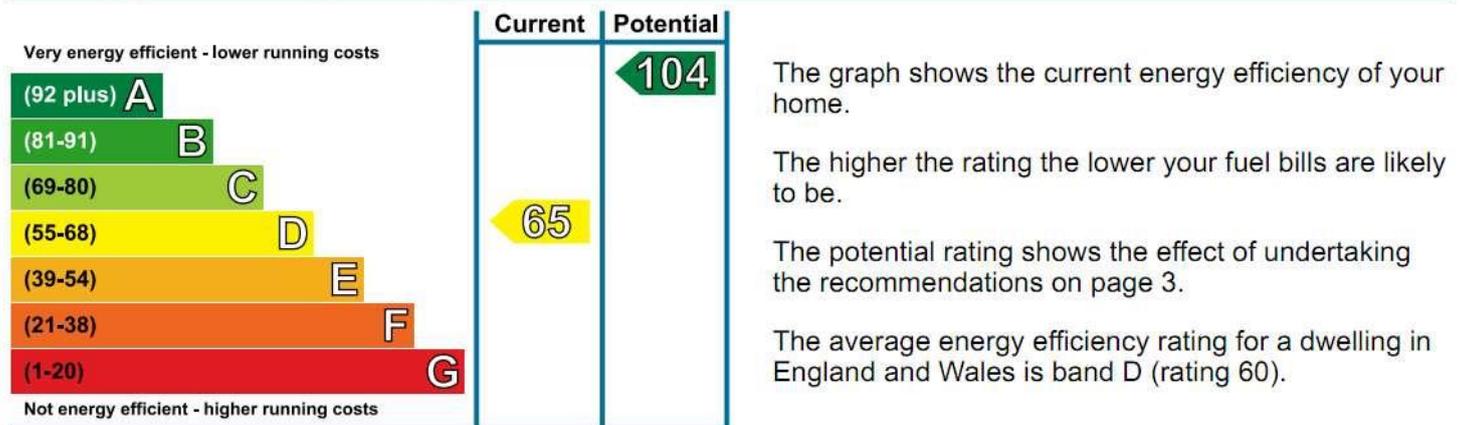
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,121</b>
<b>Over 3 years you could save</b>	<b>£ 492</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 183 over 3 years	
Heating	£ 1,176 over 3 years	£ 981 over 3 years	
Hot Water	£ 579 over 3 years	£ 465 over 3 years	
<b>Totals</b>	<b>£ 2,121</b>	<b>£ 1,629</b>	

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 Low energy lighting for all fixed outlets	£60	£ 156	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 141	✓
3 Solar water heating	£4,000 - £6,000	£ 114	✓

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](http://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.