

**Monthly Rental Of £900**



This delightful 3 bedroom farmhouse is available to rent long term.

Set in the most beautiful mid-Wales countryside and surrounded by rolling hills and streams. Close to Craig yr Aderyn which is a hill rising to a height of 258 metres above sea level on the south bank of the River Dysynni. Craig yr Aderyn has been designated as a Site of Special Scientific Interest because of the choughs and other birds that breed there(1)

Despite the rural setting the property is close to Tywyn on the west coast which provides a host of restaurants, supermarkets, a cinema and Dr's surgery.

(1)[https://en.wikipedia.org/wiki/Craig\\_yr\\_Aderyn](https://en.wikipedia.org/wiki/Craig_yr_Aderyn)

- **Rural Location**
- **Economy 7 Heating**
- **Large workshop**
- **3 Double Bedrooms**
- **Wood Stove**
- **Private fishing**

## ACCOMMODATION

The semi-detached house is located in an idyllic spot nestled between the rolling mid Welsh hills

### Lounge

The spacious Lounge enjoys duel aspect windows, feature wall with wood stove, beamed ceiling

Dual aspect windows  
Economy 7 heating

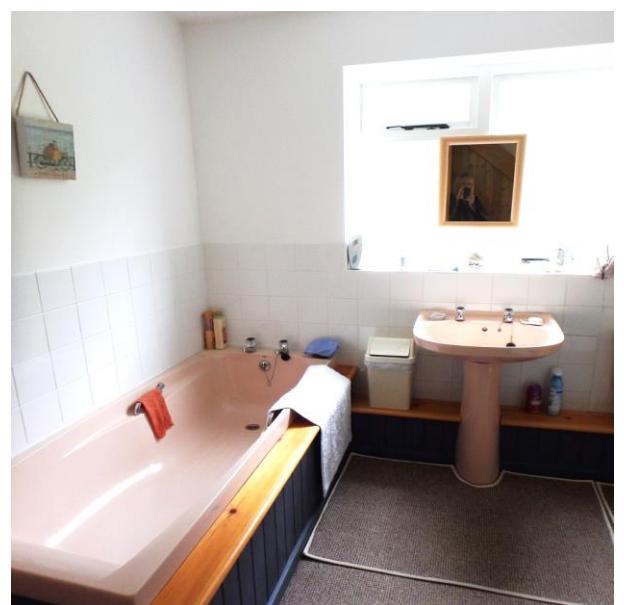


### Kitchen

The kitchen has a wealth of fitted base and wall units, a beamed ceiling and window to the front.

### Bathroom

The spacious ground floor bathroom has a bath and separate shower cubicle.



### 3 Double Bedrooms

On the first floor are 3 double bedrooms each with electric storage heaters

### Near by

Bird Rock designated as a Site of Special Scientific Interest because of the choughs and other birds that breed there

### The Garden

Which is raised to make the most of the beautiful 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 1<sup>st</sup> 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.



**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.



Ty Newydd, Llanfihangel y Pennant, TYWYN, LL36 9TR

Dwelling type: Semi-detached house  
 Date of assessment: 28 June 2019  
 Date of certificate: 30 June 2019

Reference number: 0154-2808-7269-9721-3561  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 110 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

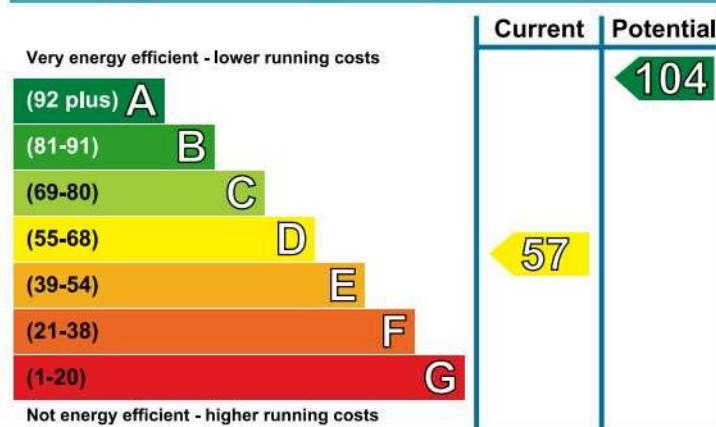
Estimated energy costs of dwelling for 3 years:	£ 4,923
Over 3 years you could save	£ 2,064

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 246 over 3 years	
Heating	£ 3,645 over 3 years	£ 2,262 over 3 years	
Hot Water	£ 1,035 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 4,923</b>	<b>£ 2,859</b>	<b>You could save £ 2,064 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 300
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 78
3 High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£ 1,032

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.