



This property is looking for a person who loves gardening! This beautifully presented 2 bedroom cottage is located in Dyffryn Arddudwy which is north of Barmouth. The accommodation briefly comprises of the following: Living/dining/kitchen : A sunny west-facing sitting/dining room with wood stove Kitchen with a range of units A lovely, modern, kitchen is next to the living room Electric cooker with 4 ring hob Family Shower room On the 1st floor: Bedroom 1 Bedroom 2 Double-glazed window overlooking the front OUTSIDE Sunny terrace & large garden Nearby: Set in Snowdonia National Park, and close to Harlech which is a World Heritage Site Close to the beach and the

- 2 bedrooms
- Semi Rural location
- Council Tax Band C
- Large Garden
- EPC rate E

## ACCOMMODATION

### Lounge

Quaint and cosy cottage with original beamed ceiling,  
Wood burning stove  
Double glazed window to front

### Kitchen

A range of base and wall units I  
includes under counter fridge  
Space & plumbing for washing machine  
Double glazed window to rear

### Shower Room

Electric shower set in shower enclosure  
Double glazed window to rear  
White WC & Hand basin

### Bedroom 1

Spacious double bedroom with  
Double glazed window to front  
Original fire place (display only)  
Wood flooring  
Electric heater

### Bedroom 2

Double glazed window to rear  
Electric heater  
Wood flooring

### Garden

Large garden to the front mainly laid to lawn and  
including several apple trees

### Outhouse





## 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

**1<sup>st</sup> 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)

2 Tai Canol  
DYFFRYN ARDUDWY  
LL44 2DB

Energy rating

E

Valid until: 31 July 2032

Certificate number: 0310-2701-9130-2922-4805

Property type Mid-terrace house

Total floor area 49 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 efficiency rating for this property

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

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

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

