

Monthly Rental Of £795



This well maintained spacious 2 bedroomed bungalow is available to rent on a long term basis.

Ideally suitable for a professional person or couple

Conveniently located just a short distance from the shops and supermarkets of Tywyn High St but also a short walk from the sea front and Tywyn's long sandy beaches.

- **2 Bedrooms**
- **Study**
- **Council Tax band C**
- **Conservatory**
- **EPC Rating D**

ACCOMMODATION

Lounge

Spacious through lounge
Laminate flooring
Double glazed window to front and rear
Economy 7 storage heater & Electric feature fire

Kitchen

Modern fitted kitchen with a range of fitted wall and base units
Includes electric oven and fridge freezer
Opening onto the Conservatory

Conservatory

Spacious and sunny conservatory

Bedroom 1

Double bedroom
Includes fitted wardrobe
Double glazed window to rear and side
Electric heating

Bedroom 2

Double bedroom with
double glazed window to front
Fitted wardrobe
Electric heating
Hand basin

Shower Room

With ceramic white WC, hand basin and shower enclosure
Electric shower
Electric heated towel rail

Study

With double glazed window to rear
Hand basin

Patio

Enclosed rear patio



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

**1st 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)

14 Awel Dyfi
TYWYN
LL36 0DU

Energy rating

D

Valid until: **15 February 2033**

Certificate number: **0360-2905-5220-2197-8461**

Property type

End-terrace bungalow

Total floor area

63 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 rating and score

This property's current energy rating is D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		