

**TO LET**

**£400 pcm**

**3 WENALLT VILLAS, PENUCHARDREF,  
DOLGELLAU.**



**A Recently Refurbished Mid Terrace Two  
Bedroom Dwelling finished to a High Standard  
Situated Close to the Town Centre**

- Two bedrooms
- Gas central heating
- Recently refurbished
- Garden

**Accommodation (with approximate room sizes)**

**Kitchen:** 3.10m x 1.72 (10'2" x 5'7") plus under stairs storage area. Modern fitted kitchen units comprising base and wall hung cupboards with laminated work tops and tiled surrounds. Single drainer stainless steel sink unit with mixer tap. 'Worcester 24cdi' gas combi boiler. Washer/dryer and fridge installed. Electric ceramic hob and oven with extractor hood fitted over. Radiator. Slate tiled floor. Door through to:

**Sitting Room:** 5.36m x 2.91m (17'7" x 9'6")  
Two inglenook type fire places one with a mains gas living flame stove. Shelving to alcoves and storage cupboards. 2 Radiators. T.V. aerial and telephone point. Slate tiled floor.

**Hallway:** Fitted carpet and radiator.

**First floor landing:** Fitted carpet and radiator.

**Bathroom:** Modern fitted white suite which includes a panelled bath with mixer tap and shower hose. Tiled surrounds. Pedestal wash hand basin and close coupled w.c. Shelving to alcoves. Extractor fan. Slate tiled floor.

**Bedroom 1:** 4.18m x 2.89m (13'8" x 9'6")  
Fitted carpet. Original cast iron fire surround. T.V. aerial point. Storage cupboard and radiator.

**Second Floor**

**Bedroom 2:** 3.73m max x 2.55m (12'3" max x 8'4")  
Fitted carpet. T.V. aerial point. Radiator. Views over the town and the hills beyond.

**Outside:** Small rear yard with paved path and lawn areas.

**Prospective Tenants are invited to register their interest in the first instance with the Letting Agents, R. G. Jones, Llys Meirion, Dolgellau  
Tel: 01341 422789**

**Interested parties should then apply in writing providing background information together with two references, one a bankers reference.**

**Rent will be paid monthly in advance by direct debit.**

**Council Tax: Band 'B' Rates Payable 2009/10 £900.19**

**NOTE: No Pets**

**Viewing: By appointment with the Agents, R. G. Jones**

**Tel: (01341)422789**

**Fax: (01341)422151**

**e-mail: [info@rgjones-property.co.uk](mailto:info@rgjones-property.co.uk)**

**websites:  Your next home is under our roof**

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**[www.rightmove.co.uk](http://www.rightmove.co.uk)**

**[www.rgjones-property.co.uk](http://www.rgjones-property.co.uk)**

**NOTE:**

Messrs. R. G. Jones for themselves and for the Vendors of this property whose Agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchaser and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs. R. G. Jones has any authority to make or give any representation or warranty whatever in relation to this property.

If you would like more information about this area, please contact 08456076070 to request an information pack or visit

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