

TO LET

**8 LLWYN VIEW, FRON SERTH,
DOLGELLAU**



A two bedroom dwelling in excellent condition throughout located in a pleasant complex of similar dwellings within convenient distance to the town. Gas Central Heating. Private off road parking.

Accommodation:

Hall & Passageway:

Kitchen: 2.62m x 3.35m (8'7" x 11'0")
Fitted units with worktops; wall cupboards; stainless steel sink, appliance space.

Lounge: 3.78m x 4.22m (12'5" x 13'10")
Radiator. Fitted carpet

Bathroom: Bath with shower, washbasin and WC. Fully fitted walls.

Bedroom 1: 3.00m x 3.73m (9'10" x 12'3")
Fitted carpet

Bedroom 2: 4.27m x 3.66m (14'0" x 12'0")
Fitted carpet. Airing cupboard. Radiator

Services: Mains Electricity, Gas, Water and Drainage.

Tenure: Freehold with Vacant Possession on completion.

Council Tax Band ' C ' Rates Payable 2009/10 £1,028.79

THE TENANCY: A Shorthold Tenancy is offered for a term of 12 months initially.

THE DEPOSIT: A deposit equivalent to 1 month's rent will be required, which will be placed with the Deposit Protection Service.

THE RENT: £500 per calendar month payable in advance on the 1st day of each month by standing order

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

Tel: (01341)422789

Fax: (01341)422151

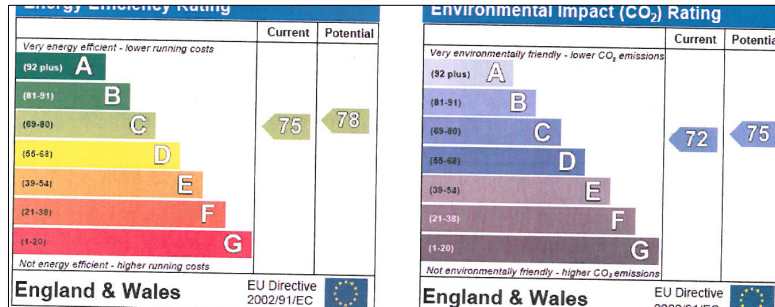
e-mail: info@rgjones-property.co.uk

websites:  **www.fish4homes.co.uk**

www.rgjones-property.co.uk

NOTE:

- **NO SMOKING**
- **NO PETS**
- **NO DHSS**



NOTE:

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

- 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;
- 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;
- 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