



DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



15 Tre Ddafydd, Penygroes, Caernarfon, Gwynedd, LL54 6PW

£675 per month

Unfurnished

Two Bedroom Terrace property located in the village of Penygroes. Well-Presented with neutral décor and flooring. Offered Unfurnished. No allocated parking. No pets. Available Subject to Credit Checks, Income & Landlord Referencing.

- Two Bedroom Terraced Property
- Recently Improved
- Gas Central Heating & Double Glazing
- No Pets, No Allocated Parking
- Unfurnished
- Deposit - One Month's Rent
- Available Subject to Credit Checks, Income & Landlord Referencing.
- Council tax band A
- Broadband - Ofcom Shows coverage for this area - Please check before signing contract
- Mobile Coverage - Ofcom shows coverage for this area - Please check before signing contract

15 Tre Ddafydd, Penygroes, Caernarfon, Gwynedd, LL54 6PW

Property:

This is a well-presented Two Bedroom terraced property located within easy walking distance to the centre of Penygroes. The property has recently been decorated with light neural colours and is offered on an unfurnished basis. The property comprises of the following: - Two Bedrooms (One double, one single) Comfortable Lounge. Galley Kitchen with integral oven & hob. Ground Floor Bathroom with modern white suite and shower over the bath. The property benefits from gas central heating & double glazing and an enclosed rear garden. Offered unfurnished. No pets, No allocated parking. Available Subject to Credit Checks, Income & Landlord References.



Dimensions:

Kitchen	2.68m x 2.03m (8'10" x 6'8")
Lounge	5.55m x 2.05m (18'3" x 6'9")
Bedroom One	3.02m x 2.90m (9'11" x 9'6")
Bedroom Two	3.42m x 1.83m (11'3" x 6')
Bathroom	2.61m x 1.26m (8'7" x 4'2")



Directions:

From Caernarfon, follow the A487 in the direction of Porthmadog. At the roundabout at the Inigo Jones slate attraction, take the first exit left signposted Pen y Groes. Proceed into the village and after approximately 200 yards the terrace of cottages called Tre Dafydd will be on your right.

T: 01286 67 7774
E: caernarfon@dafyddhardy.co.uk
www.dafyddhardy.co.uk

DAFYDD HARDY ESTATE AGENTS LIMITED Company number 03733706, 2 Llys Onnen, Ffordd Y Llyn, Parc Menai, Gwynedd, LL57 4DF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Disclaimer
Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.