



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



Flat 2, 18 Wesley Street, Caernarfon, Gwynedd, LL55 2PQ

£650 per month

Unfurnished

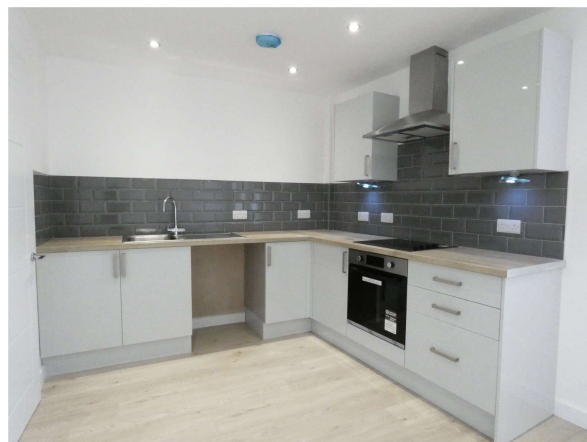
Two Double Bedroom, First Floor Flat located on Caernarfon Town High St. Well Presented. Offered Unfurnished. No allocated parking. No Pets. Available subject to Credit Checks, Income & Landlord References.

- Two Double Bedrooms
- First Floor
- Neutral Decor & Flooring
- Deposit - One Month Rent
- No Pets
- No Allocated Parking
- Council Tax Band – B
- Available subject to Credit Checks, Income & Landlord References
- Broadband - Ofcom Shows coverage for this area - Please check before signing contract

Flat 2, 18 Wesley Street, Caernarfon, Gwynedd, LL55 2PQ

Property:

This is a recently built Two Bedroom Flat located above a retail unit on Caernarfon Town High Street. The property is located on the first floor of the building along with another two similar flats. The property is finished to a high standard with neutral décor and flooring throughout and is offered on an unfurnished basis. The property briefly comprises of the following: - Two double Bedrooms. Open plan Lounge / Kitchen (intergrated oven & hob) Modern Family Bathroom with shower over bath. The property benefits from modern electrical convector heaters. No allocated parking. No pets. Available subject to Credit Checks, Income & Landlord References.



Dimensions:

Lounge/kitchen	9.67m x 6.08m (31'9" x 19'11")
Bedroom 1	3.73m x 3.39m (12'3" x 11'1")
Bedroom 2	3.62m x 3.38m (11'11" x 11'1")
Bathroom	2.61m x 1.71m (8'7" x 5'7")

Directions:

From our Caernarfon office cross the square heading towards the Post Office. Enter onto Chapel Street between the Post Office and the Church. Take the first exit on your left on to Wesley Street. Continue to the end of the cul-de-sac and you will locate the building.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82+)		
B (81-81)		
C (69-80)	69	69
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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.