

Monthly Rental Of £700



This well maintained ground floor 2 bedroom flat is located on the outskirts of Barmouth and just a short walk to the town centre is available for a long term let.

Barmouth is a much sought after location and enjoys a wide array of restaurants, shops, Theatre, Dr's surgery, and all with arguably one of the best beaches in Wales and a pretty harbour

- **2 Bedroom**
- **Double Glazed**
- **Newly fitted bathroom**
- **Council Tax Band B**
- **Ground Floor Flat**
- **Spacious Lounge/Dinning Room**
- **Gas Central Heating**
- **EPC Rated D**

ACCOMMODATION

This 2 bedroom ground floor flat is approached by several steps up to the front door

Lounge

With feature fire place (display only)
Double glazed bay window to the front
Central heating radiator
Carpeted



Dining area

Double glazed window to side
Central heating radiator
Laminate flooring

Kitchen

With a range of fitted base and wall units
Electric oven hob and extractor fan
Vinyl flooring
Door to rear yard



Bathroom

Newly fitted bathroom which includes
Bath with shower over WC Hand basin
Wet wall throughout
Vinyl flooring

Bedroom 1

Double glazed bay window to front
Feature fireplace (Display only)
Central heating radiator
Carpeted



Bedroom 2

Double glazed window to rear
Feature fireplace (Display only)
Central heating radiator
Carpeted



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)

Flat 1
Wayside
9 Kings Crescent
BARMOUTH
LL42 1RB

Energy rating

D

Valid until:

30 June 2033

Certificate number: 0493-2031-5203-7477-8204

Property type

Ground-floor flat

Total floor area

92 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>).

Energy rating and score

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

[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

