



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

**1<sup>st</sup> 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)

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## 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		