



Well maintained, 1 bedroom 1st floor flat available to rent on a long term basis.

Located on the mainline railway line which provides easy access to the wider region including Porthmadog to the north and Barmouth to the south.

Also a wealth of shops and restaurants nearby.

The property is ideally suited for a professional person or couple. One pet will be considered

- **1 Bedroom**
- **Economy 7 Heating**
- **Council Tax band A**
- **Double Glazed**
- **EPC rating D**
- **Off Road Parking**

ACCOMMODATION

Lounge

Double glazed window with views of the communal garden.

Electric storage heater

Decorated and carpeted in neutral tones



Kitchen

Double glazed window

A range of modern fitted units Includes an oven, extractor and a fridge

Plumbing for a washing machine



Bathroom

With electric shower over bath, WC & hand basin, vinyl flooring and fully tiled walls

Bedroom

Double glazed window

Electric Storage Heater

Fitted wardrobe

Decorated & Carpeted in neutral tones

Entrance Hallway

UPVC door

Fitted wardrobe

Airing cupboard

Vinyl flooring

Decorated in neutral tones



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)

178, Glan Gors
HARLECH
LL46 2SQ

Energy rating

D

Valid until: **11 March 2029**

Certificate number: **0962-2833-7677-9201-9651**

Property type

Top-floor flat

Total floor area

38 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's 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+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		