



ROBBIE HOWARTH
ESTATE AGENT

Estate Agent, Residential Lettings & Property Management

To Let



3 Glyn Terrace, Old Mill Road Dwygyfylchi. LL34 6TF

- Traditional stone-built mountain cottage
- Two double bedrooms with mountain views to front and rear
 - Modern bathroom with shower over bath
- Attractive, well landscaped terraced rear garden

£750.00

per calendar month



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Rent excludes water, council tax, electricity and gas charges

Ref: 160 – Available Date: 27th June 2022

Council Tax Band: C (Checked 12/05/2022) – www.voa.gov.uk

Deposit: £860.00

Unfurnished

Terraced

2 Bedrooms

2 Receptions

1 Bathroom

Double Glazing

Heating - GCH

Parking - Driveway

Off Road Parking Spaces: 2

Garden

The Property: A modernised and extended two-bedroomed mid terraced cottage style house with the benefit of double-glazing and gas fired central heating with a combi boiler and offering spacious living accommodation.

Location: Situated just over the stream and just below the Sychnant Pass in the idyllic village of Dwygyfylchi on a row of similar type properties and within one mile's travelling distance of the A55 Expressway. Twelve miles travelling distance of Bangor and the resort town of Llandudno.

ACCOMMODATION COMPRISES:

Stable door at front leads into...

Lounge: (4.03m x 3.95m) Inglenook fireplace with cast iron gas stove on marble hearth, brick inset and brick arched beam. Central heating radiator. Double glazed sash window to front. Wood floor. Cupboard housing electric consumer unit. Ceiling light point.

Folding glazed and leaded doors leads into...

Dining Room: (4.46m x 1.37m) Ceiling light point. Panelled central heating radiator. uPVC double glazed window. Wood floor. Door into...

Kitchen: Double aspect window to side and rear. Comprehensive range of beech fronted units, base wall and drawer with contrasting coloured units. 'Caple' stainless steel inset sink with mixer taps. Built under oven and four ring gas hob and canopy, extractor hood above. Wall tiling in cream around worktops. Half glazed obscure patterned glass door leads to side and rear garden. Panelled central heating radiator. Slate grey tiled floor.

Stairs rise from Lounge to First floor...

Bedroom 1: (3.17m x 4.48m into recess at longest point) Ceiling light point. Sash style window to front overlooking stream and stone bridge with mountain views.



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Bedroom 2: (2.31m x 2.25m) Sash window to rear views over garden to the mountain. Panelled central heating radiator. Ceiling light point.

Bathroom: Three-piece white modern suite comprising: - tiled panelled bath, pedestal wash hand basin and WC. Mixer taps chrome fittings. Triton electric shower above bath, glass shower screen. Walls fully tiled around bath. Fitted mirror with chrome and glass above. Ladder style chrome central heating radiator. Tiled floors in neutral shade of cream and beige as walls. Inset spots to ceiling. Sash style window obscure patterned glass with chrome fittings. Inset ceiling fan above and fitted cupboard above to side of bath with chrome handles for storage. Shower switch.

General Description: Gravelled area for parking to front. Fencing and gate gives access to gravelled pathway to front door. Outside light. Lawned with flower borders. Steps at rear of kitchen door, gives access up to raised lawned garden and steps up to brick and glazed summerhouse with outside light.

Directions: from office follow Conwy Road right to roundabout and take 6th exit onto A55 for Conwy/Bangor. Travelling through the Conwy Tunnel and next tunnel take next exit signposted Dwygyfylchi 1 mile over cattle grid. Turn left at Village green and Church onto Old Mill Road and carry on for approximately a quarter of a mile passing the Golf Course on your right until you come to the bridge over the stream go over bridge and Glyn Terrace will be seen in front of you.

Services: Water, electricity and gas.

Restrictions: The property is available to let on an Assured Shorthold Tenancy agreement subject to satisfactory financial, credit check and employment references. Sorry: No Children No Pets No Smokers & No Students.

To view this property, please contact our office immediately (01492 572213). Similar well-maintained properties always required to meet the current demand.

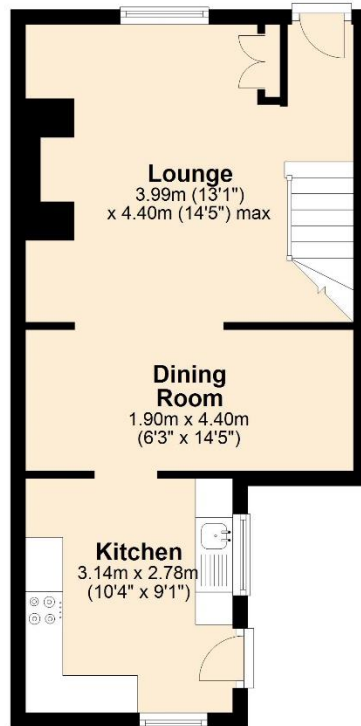




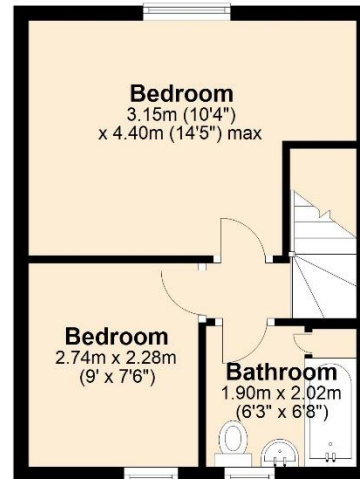
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Ground Floor



First Floor

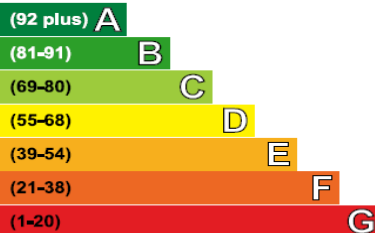


Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

Energy Performance Graph (EPC)

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
62	90

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



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Please Note

Wherever possible, we kindly request that you view the chosen property externally, thereby eliminating the unsuitable ones. Accompanied viewings may then be arranged through this agency. **An application form is required for each Person over 18 years who will be living at the property.**

References

You will be required to complete an application form requesting employment details, financial & credit details and character referencing etc., this form is forwarded to a reference checking agency for confirmation of the details supplied. Each application form must be accompanied by individual **photographic proof of identity** i.e. Driving Licence, Passport and **proof of current address** i.e. Utility Bill or Bank Statement, Building Society passbook, Council Tax Account. Once the Landlords consent has been obtained, a **Holding Deposit** equal to one week's rent will be required which could be retained if an applicant provides false or misleading information. We have a Secure Client Account for deposits held by us as stakeholders and are members of the Tenancy Deposit Dispute Service Scheme.

Tenancy Term

All properties are available for a minimum term of 6 months on an Assured Shorthold Tenancy and a minimum-Security **Deposit** equal to **five weeks rent. Future Rents must be paid by Bank Standing Order.**

The Tenant to agree that the Landlord's agent may pass any personal information required (full name(s) birth date(s) & previous/post tenancy address history) to the LANDLORDTAP and Utility Companies websites at the start and end of tenancy.

Rent

Payable per calendar month in advance usually being exclusive of all domestic charges i.e. Council tax, water rates, gas and electricity.

Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are given notice that- these particulars including measurements are intended as a general guide and do not constitute any part of an offer or Contract. They are issued for the Convenience of any prospective purchaser(s) or tenant and are subject to verification by any intending purchaser or tenant who should satisfy himself as to the correctness of each statement. Neither the Vendor nor the partners of Robbie Howarth nor any person in their employment have any authority to make or give representation or warranty whatsoever in relation to this property.