



ROBBIE HOWARTH
ESTATE AGENT

Estate Agent, Residential Lettings & Property Management

To Let



2 The Lodge, Royal Welsh Way, Llandudno. LL30 1RS

- **Beautiful location within the grounds of a country estate**
 - **Cosy, semi detached, one bedroomed cottage**
 - **An ideal choice for a single person or couple**

£525.00

per calendar month



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Rent excludes water, council tax, electricity and gas charges
Ref: 2THELODGE – Available Date: Now
Council Tax Band: C (Checked 19/02/2021) – www.voa.gov.uk
Deposit: £600.00

Unfurnished
Semi-Detached Cottage
1 Bedroom
1 Reception
1 Bathroom
Gas Central Heating
Parking – Driveway. 1 car only
Garden

ACCOMMODATION COMPRISES:

The Property: Set within the grounds of Bodysgallen Country House this 'Hansel & Gretel' style cottage is a quirky choice and ideal for a single person or couple. A raised and canopied porch with room for a small table & chairs leads to the front entrance door. Door leads directly into a small kitchen with space for a washing machine & freestanding electric oven along with cream fronted base & wall units. The living room is a good size with a large bay window offering a pleasant leafy outlook. Stairs rise to a bathroom with white suite & electric shower. A decent sized double bedroom with sloping ceilings and cream painted walls. Side garden is lawned with a Beech hedge offering privacy from the road up to the main house.

Location: Perfectly positioned for easy access to Llanrhos, Llandudno Junction and approximately one mile from the main town of Llandudno. Convenient for the A55 expressway and the mainline London- Holyhead train, 24 Hour TESCO superstore and ASDA in Llandudno Junction.

Directions: from office follow Conwy Road right to roundabout passing 'The Point'/car showrooms and take exit onto A470 for Llandudno for approximately 3 miles. Sign will be seen on the left for Bodysgallen Country House Hotel. Cross over to the other side and Lodge will be seen facing you after driving over cattle grid. Number 2 is on the leftside.

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.** Tenancy admin fees apply when renting a property.

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



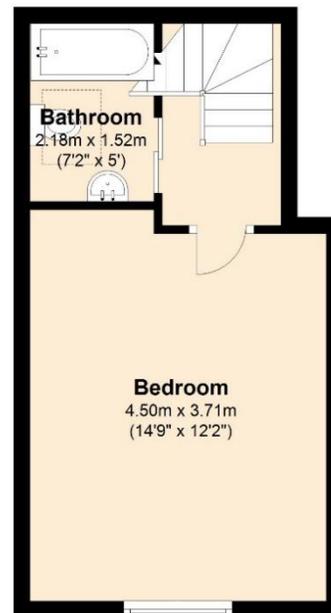
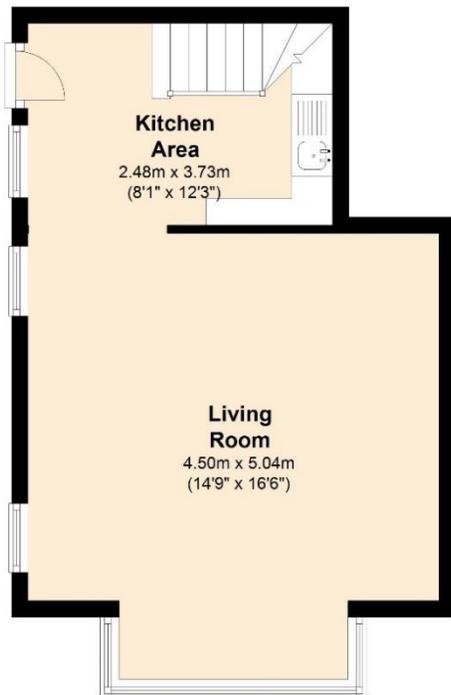
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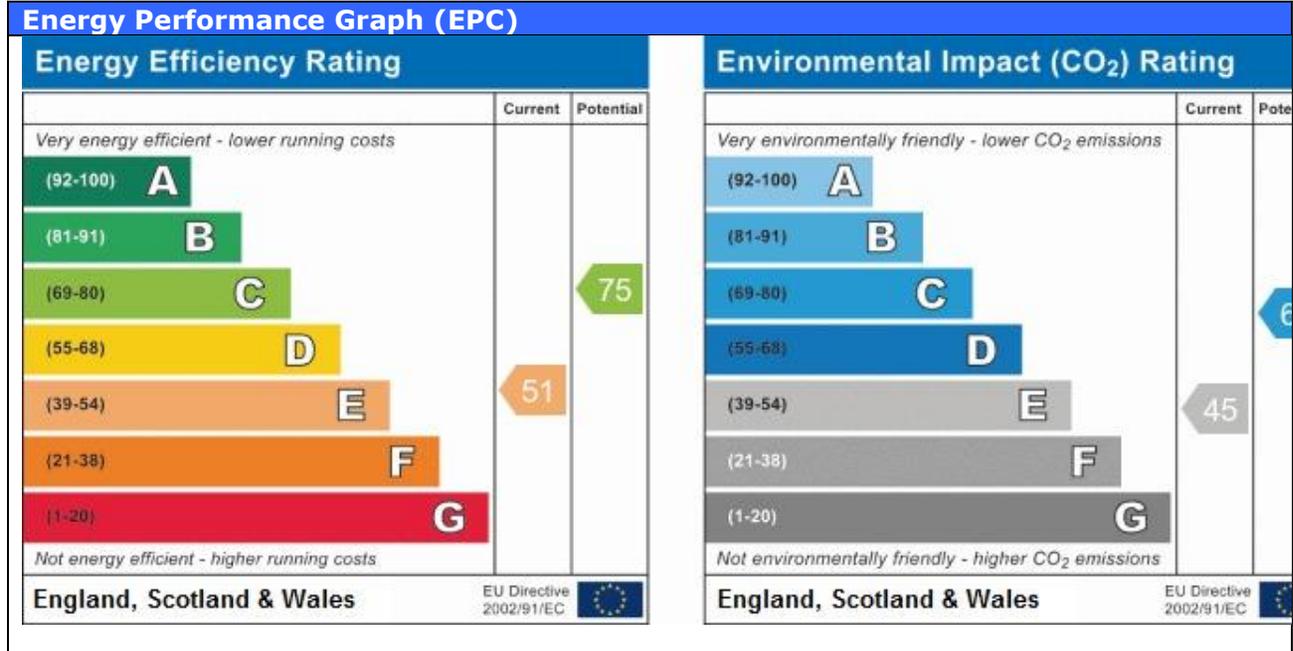


Ground Floor

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.



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.



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Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are give 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.