

# Tudor

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**24 Sand Street, Pwllheli, LL53 5HY**

**£700 Per calendar month**

- Inner Terrace
- One Bedroom & Loft Room
- Unfurnished
- Convenient Location for Town Centre
- Gas Central Heating
- Deposit £850



## 24 Sand Street, Pwllheli, LL53 5HY

Inner terrace cottage, has been redecorated throughout with new carpets and vinyl. Situated in a convenient position within walking distance of the High Street and shops.

The comfortable accommodation has the benefit double glazing and gas central heating and briefly comprises of: Living Room. Kitchen. On the first floor: Bedroom and Shower room. Loft Room. Rear Garden. Street parking to the front of the property.

Rent plus All Utility Charges. Council Tax Band 'C'. Holding Deposit £100.00 Security Deposit £850.00.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer

or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



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