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Granar Cefn Llanfair , Pwllheli, LL53 7PL

£800 Per calendar month

- Charming semi-detached cottage
- Open Plan Living - Two Bedrooms
- Air Source Heating & Water inc in Rent
- Modern Accommodation
- Rear Garden
- Security Deposit £900

Granar Cefn Llanfair , Pwllheli, LL53 7PL

A charming semi-detached cottage located in the peaceful rural surroundings of Cefn Llanfair, Rhydyclafdy, near Pwllheli, offering comfortable countryside living. The property has been recently modernised and improved, is partly furnished, and provides well-presented accommodation comprising: Hall, spacious open-plan kitchen/living area with patio doors leading to the rear garden, modern fitted kitchen, and stairs to the first floor. The first floor includes a landing, two bedrooms and a contemporary shower room. The property benefits from an air-source heat pump heating system, water included within the rent, and a sub-metered electricity supply, with the tenant responsible for payment of electricity used beyond the heating system. Externally, the property benefits from off-road parking and an enclosed rear garden. Rent plus All Utility Charges. Council Tax Band 'C'. Holding Deposit £100.00 Security Deposit £900.00.

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 agreem

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