

Tudor

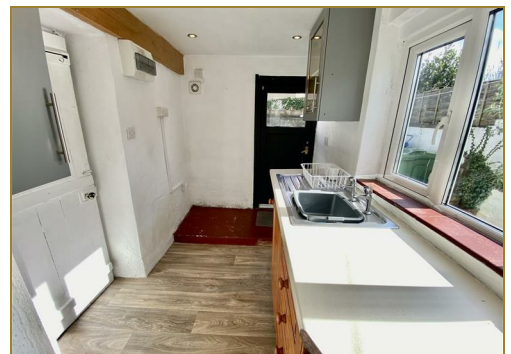
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Rose Cottage , Llanbedrog, LL53 7NU

£600 Per calendar month

- Quaint Detached Cottage
- One Bedroom
- Off Road Parking
- Centre of Llanbedrog
- Unfurnished
- Deposit £500



Rose Cottage , Llanbedrog, LL53 7NU

This quaint detached cottage is situated in the centre of Llanbedrog, a small seaside village on the south side of the glorious Llyn Peninsula. Walking distance from the village amenities and beach. Abersoch, the renowned water sports resort, is only about 3 miles.

The property briefly comprises of the following: - Covered porch. Lounge with wood burner. New fitted Kitchen. One bedroom. Bathroom. Spacious attic for storage with fixed ladder style stairs from lounge. The property benefits from off road parking for one car. Enclosed rear patio area, with outside utility room for washing machine and storage. DEPOSIT £500.00. COUNCIL TAX BAND B.

Rent plus All Utility Charges. Council Tax Band 'B'. Holding Deposit £100.00 Security Deposit £650.00.

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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