

# Tudor

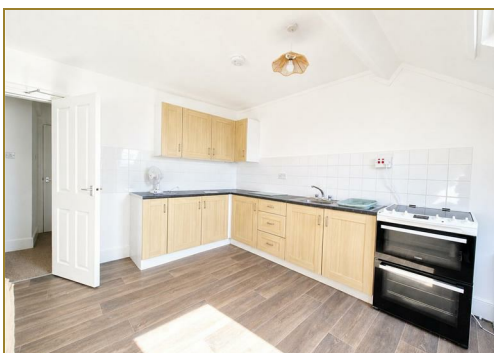
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## Flat 9 Y Dwnan Victoria Parade, Pwllheli, LL53 5AL

**£700 Per month**

- Three Bedrooms
- Large Open Plan Lounge/Kitchen
- Sea Views
- Available Immediately



# Flat 9 Y Dwnan Victoria Parade, Pwllheli, LL53 5AL

This third floor apartment is situated on the sea front in Pwllheli, the market town for the glorious Llyn Peninsula. This apartment offers sea views and modern, light filled interiors throughout and briefly comprises of the following:  
- Open Plan Lounge/Kitchen. Bathroom. Three Bedrooms. Unfurnished. Street parking. Deposit £800.00. Council Tax Band A. Rent plus all utility charges.

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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