

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**38 New Row, Pwllheli, LL53 5NW**

**£650 Per month**

- Terrace Residence
- Two Bedrooms
- Small Rear Garden
- Close to the Town Centre
- Recently Decorated
- Security Deposit £750



## 38 New Row, Pwllheli, LL53 5NW

This inner terrace residence is situated in a convenient position within easy walking distance of the town, beach and leisure centre. The property has been freshly decorated, with electric heating and briefly comprises of the following:- Hall. Lounge. Kitchen. Two bedrooms and Bathroom on the first floor. Small rear garden. Street parking with nearby car park with annual permits available by Gwynedd Council.

Rent plus All Utility Charges. Council Tax Band 'B'. Holding Deposit £100.00 Security Deposit £750.00.

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.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)