



## Ruffin Cottage Talbenny, Haverfordwest, Pembrokeshire, SA62 3XB

A well presented, fully furnished three bedroom cottage in Talbenny. The Cottage comprises an open-plan kitchen/living/dining room with a wood-burning stove and a bathroom with a walk-in shower on the ground floor. First floor has a master double bedrooms, the second double bedroom has a further one bedroom leading off it. The property has electric heating throughout.

The cottage has a gravel front garden area with wooden table and chairs. Off-road parking, and there is also a pay as you go communal electric vehicle charging point and a communal laundry room.

The rent has water and broad band included.

There is an additional charge of £25 pcm for the unlimited use of the laundry appliances .

On successful application, a holding deposit of £189.65, equivalent to 1 week's rent (monthly rent / 4.35), will be required.

Rent £825 PCM

Deposit: £925

Electric heating

EPC band: E

Council Tax Band: C

- 3 Bedrooms
- Wood Burning Stove
- Off Road parking
- Fully Furnished
- Rural Location
- EPC Band E

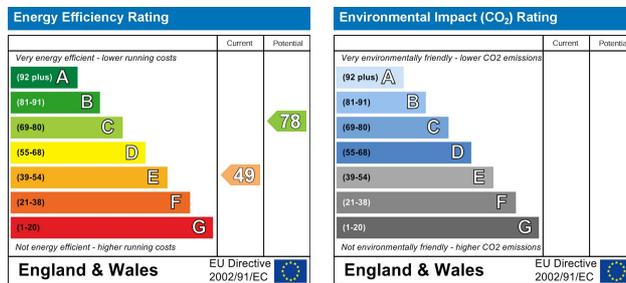
**RENT: £825 PCM**

**DEPOSIT: £925**



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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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