

Tudor

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



Penybont Cellar,, Sarn, LL53 8RN

£895 Per calendar month

- Rural Location
- Solar Panels & Air Source Heat Pump
- Primary & Secondary School Nearby
- Three Bedroom Family Home
- Gardens & Grounds
- Two Reception Rooms



Penybont Cellar , Sarn, LL53 8RN

A well presented three-bedroom rural family home set in peaceful surroundings, offering generous living & outdoor space. The property benefits from two reception rooms, providing flexible accommodation ideal for family living. The kitchen and living areas enjoy a pleasant outlook over the surrounding countryside.

Designed with sustainability in mind, the home is fitted with solar panels and an air source heat pump, resulting in significantly improved energy efficiency and reduced running costs.

Externally the property is set within attractive gardens and grounds, with a variety of fruit trees. Small paddock is available by separate agreement.

Note: Log burner is decorative only.

Rent plus All Utility Charges. Council Tax Band 'D'.

Holding Deposit £100.00. 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/aren't 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



Energy Efficiency Rating	
Current	Potential
86	100
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
86	100
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC	



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