



**BOB PARRY LETTINGS**  
& PROPERTY MANAGEMENT



£650 PCM - Deposit £650

5 Penbryn Terrace, Blaenau Ffestiniog, LL41 3LJ

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A three bedroom mid terrace property ideally located not far from the town of Blaenau Ffestiniog. Lounge, Kitchen, Three bedrooms and a bathroom. Gas central heating throughout. Garden to the rear. Viewing recommended.

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## Directions

On entering Blaenau Ffestiniog proceed down the High Street and continue for approximately 1/2 a mile. Go past The Don Bed and Breakfast and take the first left. The property can be found on the left.

## Description

A three bedroom mid terrace property ideally located not far from the town of Blaenau Ffestiniog. Lounge, Kitchen, Three bedrooms and a bathroom. Gas fired central heating throughout. Garden to the rear. Viewing recommended.

## Lounge

Upvc window, radiator

## Kitchen

Fitted wall and floor units, integrated oven and hob. Washing machine and tumble drier. Fridge/freezer.

## Bathroom

Wash hand basin, low level WC, shower cubicle with instant shower.

## Bedroom One

Upvc window, radiator

## Bedroom Two

Upvc window, radiator. Large fitted wardrobe.

## Bedroom Three

Upvc window, radiator

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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	