



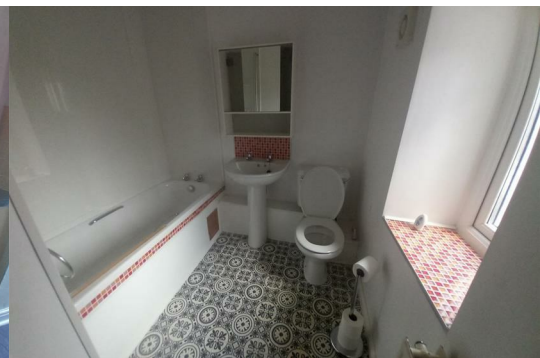
## 16 School Street

Penrhyndeudraeth, LL48 6AE

£695 Per Calendar Month



A very well presented unfurnished mid terraced two bedroom house constructed of stone with render finish under a slate roof. The property is located in the centre of Penrhyndeudraeth. Viewing highly recommended. EPC D:61



## Brief description

A very well presented unfurnished mid terraced two bedroom house constructed of stone with render finish under a slate roof; The property is located in the centre of Penrhynudraeth. Viewing highly recommended. EPC D:61

## Entrance Hall

uPVC double glazed door.

## Lounge 10'11" x 14'8" (3.32 x 4.47)

uPVC double glazed window and fireplace with gas fire

## Kitchen/Diner L-shape 13'4" x 14'5" (L-shape 4.06 x 4.40)

Matching floor and wall units with complimentary work surfaces; gas cooker; tiled flooring; uPVC double glazed window and uPVC door to rear garden.

## First floor landing

## Bedroom One 7'9" x 13'10" (2.36 x 4.21)

uPVC double glazed window; radiator and carpeted flooring.

## Bedroom Two 12'10" x 7'8" (3.90 x 2.34)

uPVC double glazed window; radiator and carpeted flooring.

## Bathroom

Panel bath with fitted overhead shower; wash hand basin; low level WC; radiator; uPVC window; storage cupboard and tiled flooring.

## Outside

Rear yard with outbuildings and gate to rear lane.

## Agents Notes

Council Tax Band: B

EPC: D

Deposit: £750

Electric and gas supplier: British Gas

Water supplier: Dwr Cymru

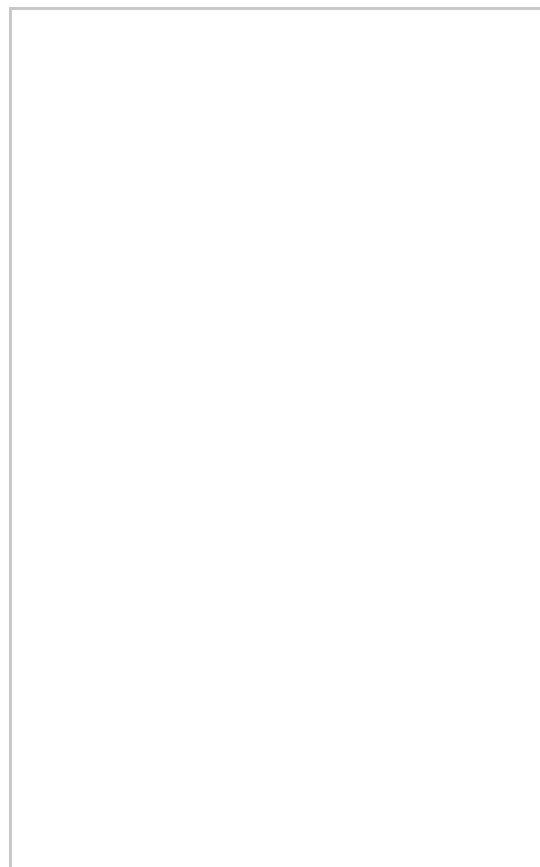
Full fibre broadband available subject to supplier and individual contracts

Tenure: available on the standard Welsh Government Occupation Contract

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
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	

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