



BOB PARRY LETTINGS  
& PROPERTY MANAGEMENT



£725 Per Month - Deposit £725

48 Tan Y Foel, Borth-Y-Gest, Porthmadog, LL49 9UE

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An end terrace three bedroom house located in the highly sought after and desirable village of Borth Y Gest and within easy reach of the fantastic bay. The property has gas fired central heating and double glazing. There is a drive providing parking for one car. The property also has a door leading to an attractive rear garden which opens to communal lawns. EPC C-71

### Hallway

Radiator

### Kitchen/Diner

Range of fitted floor and wall units with complimentary work tops, stainless steel sink and mixer taps, slot in free standing cooker, extractor, washing machine and Upvc window.

### Cloakroom

Corner wash hand basin and low level WC.

### Lounge

Radiator and Upvc door to rear garden

### Landing

### Bedroom One

Radiator, Upvc window and fitted wardrobe.

### Bedroom Two

Radiator, Upvc window and fitted wardrobe.

### Bedroom Three

Radiator, Upvc window and fitted wardrobe.

### Family Bathroom

Shower cubicle with electric shower, low level WC, wash hand basin , heated towel rail and Upvc window.

### Outside

Drive providing off road parking and lawned area. An attractive rear garden with mature shrubs which opens to communal lawns.

### Agents Notes

Deposit: £725

Electric and Gas Supplier: Octopus Energy

Council Tax Band: C

EPC: C

Tenure: available(s) on the standard Welsh Government Occupation Contract

Water Supplier: Dwr Cymru

### Directions

From our Porthmadog office turn right onto the High Street and turn right at "The Factory Work Shop" follow the road out of Porthmadog and turn left signposted Borth Y Gest. Follow the road into the village and take the first right after the chapel into Tan Y Foel. Take the next left and the property can be found on the left.

## 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.

## Directions

