



£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 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

