



## **4 Penderwydd, Llangefni, LL77 7QE**

**£750**

Detached 3 Bedroom House with main Bedroom En- suite. Fitted Kitchen With Built-in Cooking Appliances. Mains Gas Central Heating.

STRICTLY NO PETS, NO SMOKERS,  
SUBJECT TO CREDIT CHECKS,EMPLOYMENT & LANDLORD REFERENCES



## Directions

From Llangefni proceed up Station Hill. Pass the Secondary School and Sports Centre on the left and Pen Derwydd will be seen on the right.

## Location

The property is pleasantly situated in a sought after location. The administrative town of Llangefni is within walking distance.

## Entrance Hall

## Cloakroom

## Lounge

13'2" x 10'3" (4.01m x 3.12m)

Double door opening through to :-

## Dining Area

10'4" x 9'0" (3.15m x 2.74m)

## Kitchen

15'6" x 9'7" (4.72m x 2.92m)

Fitted with a range of light beech base and wall cupboards. Built in oven, hob and extractor fan.

## Landing

## Master Bedroom

10'6" x 11'5" (3.20m x 3.48m)

## En suite Shower Room

Low flush wc, wash handbasin and shower set in shower cubicle

## Bedroom 2

10'2" x 10'10" (3.10m x 3.30m)

## Bedroom 3

8'11" x 10'9" (2.72m x 3.28m)

## Bathroom

Vanity wash hand basin, panelled bath with shower over, low flush wc.

## Garage

17'5" x 8'2" (5.31m x 2.49m)

## Outside

Paved patio area. Enclosed rear lawned garden.

## Council Tax

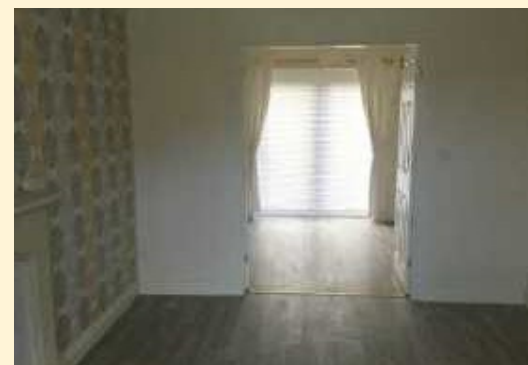
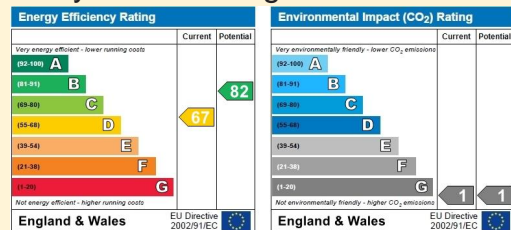
We understand from our verbal enquiries to the local authority that the property is in Band "D". The amount payable for 2020/2021 is approx £1,683.27

## Services

We are informed by the seller that this property benefit from Mains electricity, water, gas and drainage. Telephone points (if any) subject to B. T. Regulations.

## Tenancy & Fees

An initial 6 month shorthold tenancy is offered at a rent of £750.00 per calendar month. A Deposit of £750.00 will also be required prior to the tenancy commencing



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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