



## Llyn y fran Road

Llandysul, Ceredigion, SA44 4HP

## Rental £275 pcm

1 bedroom Studio available Now

1 King Street, Carmarthen, SA31 1BA  
info@swiftrelocations.co.uk

01267 231394

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat 09.00 - 14.00; Sun Closed

\* Unfurnished

### Situation

Studio apartment in the town of Llandysul. The property is within walking distance of local amenities including shops, school and leisure centre. The property is unfurnished and consists of bedroom/lounge, kitchen, refurbished bathroom and basement storage. Externally there is an off road allocated parking space and shared garden. Cooker. Economy 7 heating provided. Council tax band "A". No pets. Housing benefits negotiable with a UK home owner guarantor. 1 months rent in advance, deposit and an agency fee of £150 including vat, apply to this property.

### Accommodation

All measurements are approximate.

### Further Information

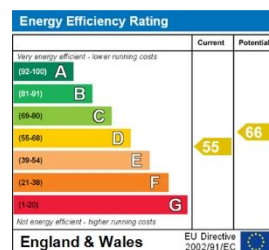
The deposit required is £275

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

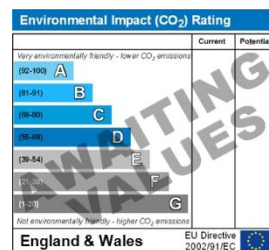
The landlord is willing to rent the property for a minimum of 9 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on  
Creation Date: 19/09/2018

Property Ref: inst-5027

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Swift Relocations, 2018. Swift Relocations Registered in Wales No. 7283983