



**DAFYDD HARDY**  
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



## 12 Tan Y Graig Cottages, Pentraeth, Sir Ynys Mon, LL75 8UL

**£850 per month**

*Unfurnished*

Two Bedroom terrace cottage located on the outskirts of Pentraeth. Unfurnished. No pets. Available subject to Credit Checks, Income & Landlord References. Council Tac Band A

- Two Bedroom End terrace Cottage.
- Well Presented
- Great Location and Views
- Unfurnished
- No Pets
- Rent is Inclusive of Water Rates.
- Electricity is on a sub meter and the tenant will be billed according to his individual usage (the tenant will not be able to choose his own provider)
- Available subject to Credit Checks, Income & Landlord References.

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## Property

This is a well-positioned cottage set in a semi-rural location on the outskirts of the village of Pentraeth, Anglesey. The property has recently undergone modernization and improvements and is now offered on the lettings market on an unfurnished basis. The property enjoys countryside views and briefly comprises of the following: - Two Double Bedrooms. Open plan Lounge and kitchen area. Modern Shower Room. The property benefits from electric heaters, communal off-road parking, and gardens. The rent is inclusive of water rates. Electricity is on a sub meter and the tenant will be billed according to his individual usage (the tenant will not be able to choose his own provider) No pets. Available subject to Credit Checks Income & Landlord References.



## Directions

From Menai Bridge, head into Pentraeth and take the first left in the centre of the village after the pedestrian crossing signposted for Llangefni/Talwrn. Follow the road for a short distance and you will find the cottages on your right hand side.



T: 01248 35 35 44

E: [propertymanagement@dafyddhardy.co.uk](mailto:propertymanagement@dafyddhardy.co.uk)

[www.dafyddhardy.co.uk](http://www.dafyddhardy.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

DAFYDD HARDY ESTATE AGENTS LIMITED Company number 03733706, Victoria House, Plas Llwyd Terrace Bangor, Gwynedd, LL57 1UB

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