



## Apartment 11, 3 Ffordd Y Ffynnon, Bangor, Gwynedd, LL57 1HB

**£535 per month**

### *Furnished*

This Modern Studio Apartment, located in the Heart of Bangor City Centre, is situated within walking distance to the University, Supermarkets, and the main High Street. The Apartment offers a Double Bed, Two Seat Sofa, Wardrobe, Study Area, a Kitchen with a Fridge Freezer, and an en-suite. Electric, Internet, and Water bills are included with the rental amount. To the ground floor of the building there is a Coin operated Laundry room that will be available to use. No Tenant Fee`s or Summer Retainers to take this property.

- 1 Bed Studio Apartment with Full En-Suite
- City Centre Location Close To The University
- Electric, Internet, and Water bills are included
- No Tenant Fee`s or Summer Retainers
- Open Plan With A Modern Finish
- Deposit £250.00 Per Person with A UK Based Guarantor
- Agent Managed Property

# Apartment 11, 3 Ffordd Y Ffynnon, Bangor, Gwynedd, LL57 1HB



T: 01248 35 35 44  
 E: [students@dafyddhardy.co.uk](mailto:students@dafyddhardy.co.uk)  
[www.dafyddhardy.co.uk](http://www.dafyddhardy.co.uk)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Disclaimer**  
 Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.