



## 13 Ambrose Street, Bangor, LL57 1BH

**£1,170 per month**

*Furnished*

A recently Refurbished 3 Bedroom student house Conveniently located in the popular Hiraël area of Bangor, which is within close proximity of the University as well as the High Street, shops, café's and eatery's. The property consists of 3 spacious bedrooms all with Double Beds and a storage / study room split over 2 floors, an open plan Kitchen/Diner and a Large Shower room. Useful yard area to the rear. The Gas, Electric, Water, Internet & TV Licence are included

- 3 Bedroom Student Property
- Double Beds In All Rooms
- No Student Summer retainers or Tenant Fee`s.
- Deposit £250.00 Per Person with A UK Based Guarantor
- Gas, Electric, Water, Internet & TV Licence Included
- Agent Managed Property
- Bills Included but the landlord would consider a bills excluded package for a lower rent - call to discuss

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## Property

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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>		
(39-54)	<b>E</b>	51	56
(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

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