

**TO LET****£625 Per Calendar Month**

The Malthouse, Llansantffraid, Powys, SY22 6AR

This bright and well presented two-bedroom coach house apartment enjoys a peaceful setting in the rural village of Llansantffraid while offering easy access to both Welshpool and Oswestry. The home features a spacious open-plan living area, a well-equipped modern kitchen, and two good sized bedrooms alongside a contemporary bathroom. Private parking space, plus the nearby free village car park and other local village amenities add everyday convenience.



Accommodation

The Malthouse is a beautifully presented coach-house style apartment in the heart of the thriving village of Llansantffraid. The accommodation comprises ground floor Entrance Hallway with carpeted stairs leading up to the first floor living accommodation. This opens into a bright open-plan Kitchen/Living/Dining Room with the kitchen providing for ample storage space, built-in oven and hob and space and plumbing for a dishwasher, two double Bedrooms, both with built-in storage and Bathroom with panelled bath with shower over, pedestal wash hand basin and low level WC. The property further benefits from two storage cupboards, one pantry style and the other with space and plumbing for a washing machine and condensing tumble drier. There is an allocated parking space and a small storage shed. Available now - early viewing is highly recommended.

Terms

Rent £625 per calendar month.
Deposit £720. Minimum 12 month tenancy. First months rent and deposit payable in advance.
Pets Considered.

Services

Mains water, mains electricity, mains drainage and oil-fired central heating are understood to be connected.
Council Tax Band - D - Powys County Council

Viewing

Strictly by appointment only with the letting agents Halls

Directions

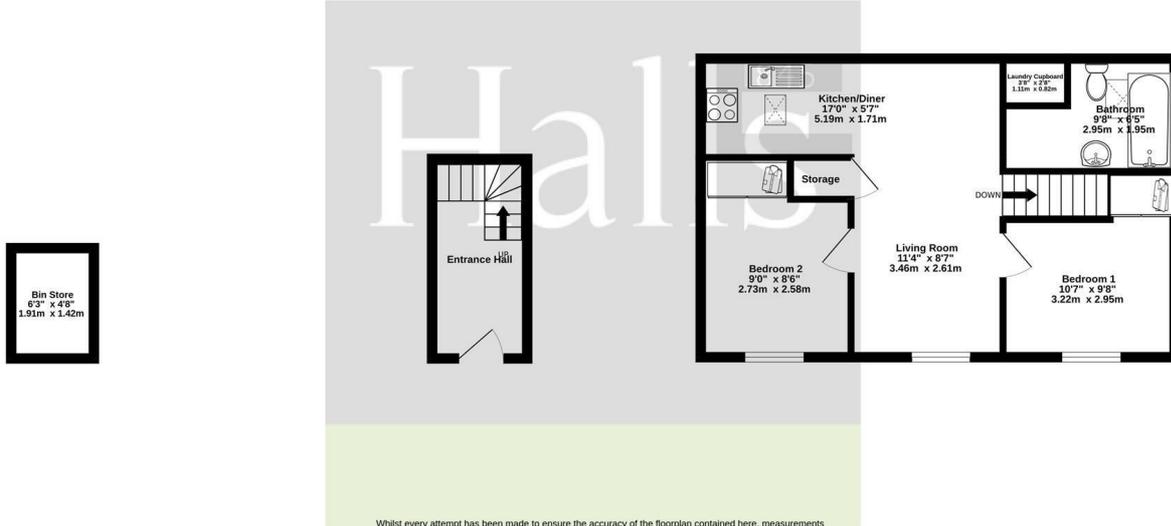
Postcode for the property is SY22 6AR

What3Words Reference is pulses.elect.shopper

- **Pets Considered**
- **Private parking space**
- **High Standard of Finish**
- **Open Plan Kitchen/Living Room**
- **Oil-Fired Central Heating**
- **First Floor Coach House Apartment**

Ground Floor

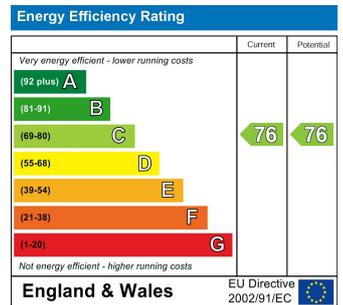
1st Floor



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