



TO LET

£700 Per Calendar Month

18 Ffordd Newydd, Bettws Cedewain, Powys, SY16 3DR

\*\*\*\* CLOSED FOR APPLICATIONS \*\*\*\*

This delightful and fully modernised two-bedroom property, located in the popular village of Bettws—just a short drive from Welshpool and Newtown. The property offers spacious, well-presented accommodation comprising a comfortable living room, modern kitchen/diner, utility/boot room, two bedrooms, and a stylish bathroom. Externally, there is a driveway with parking for two vehicles. To the rear, enjoy a generously sized lawned garden, a paved seating area with scenic views over Bettws and the Mid-Wales hills, plus the added benefit of a garden shed and greenhouse.



## Accommodation

This well-presented property offers comfortable and practical living throughout. On the ground floor, there is a lounge with an electric log burner, kitchen is fitted with a range of wall and base units, an electric cooker, fridge freezer, and has plumbing and space for a dishwasher. There is also a generous understairs storage cupboard. A Utility/boot room provides a useful additional space, complete with a sink, plumbing and space for washing machine, boiler, and back door leading out to the garden. Upstairs, the property comprises two good-sized bedrooms and a modern bathroom fitted with a bath with shower over, WC, and wash basin.

## Rental Terms

Rent: £700 per calendar month.

Deposit: £800.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered.

## Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'C'

## Services

Mains electricity, water and oil central heating are connected at the property.

## Directions

Postcode for the property is SY16 3DR

What3Words Reference is headlight.upholding.neutron

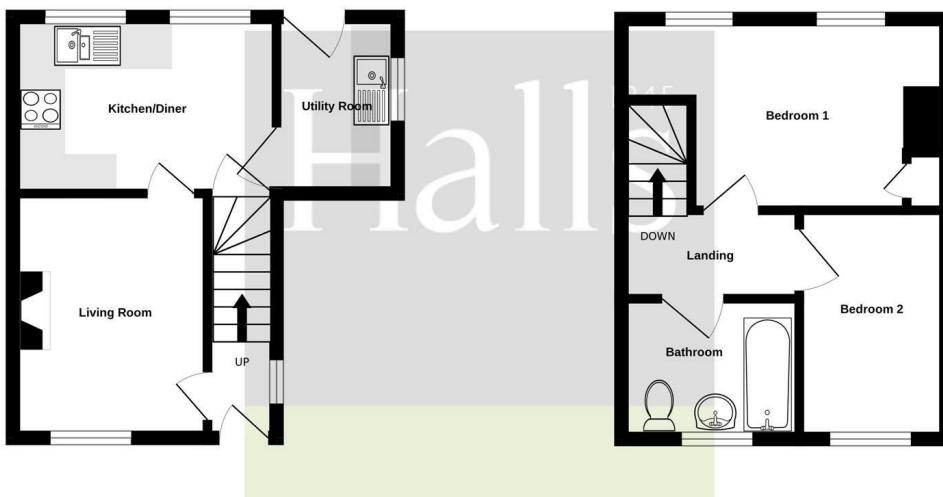
## Viewings

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

- Pets Considered
- Large Private Rear Garden
- 2 Off Road Parking Spaces
- Greenhouse and Garden Shed
- Utility/Boot Room
- End of Cul-De-Sac Location
- Beautiful Rural Views

Ground Floor

1st Floor



Whilst 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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