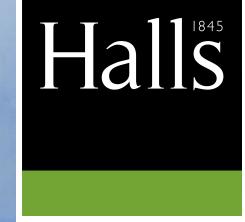
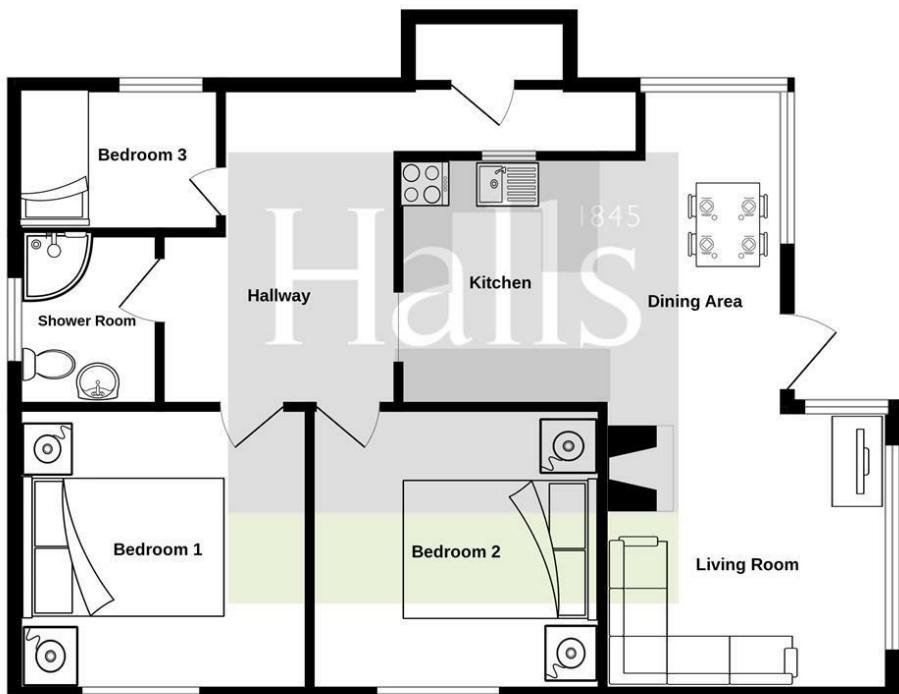


TO LET

Pont Y Lan Llan, Llanbrynmair, SY19 7DR



Ground Floor

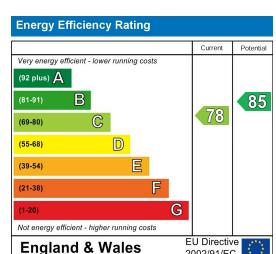


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@hallsrb.com



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Pont Y Lan Llan, Llanbrynmair, SY19 7DR

Set in a peaceful rural location on the outskirts of Llanbrynmair, this property offers two double bedrooms and one single bedroom, with an open-plan kitchen, dining and lounge area. Outside, there is a wooden decking area, garden and parking. Option to rent a 0.3-acre paddock by separate arrangement.



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01938 555552

1 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- **Rural Location**
- **Solar Panels**
- **Storage Shed**
- **Part Furnished**
- **0.3 Acre Paddock Available By Separate Negotiation**

Accommodation

Three bedrooms:
 Main bedroom, double, approx. size 2.8x2.5m
 Second Bedroom, double, approx. size 2.8x2.5m
 Third bedroom, single, approx. size 2.1x1.8m
 Kitchen, Dining, Lounge open plan space
 Bathroom with shower, sink, toilet, washing machine
 plumbing
 Entrance hall

External

Shed: size 2.4m(L) x 3m (W), included in letting (second larger shed/outbuilding retained for landlord use/storage)
 Excellent vehicular access and on-site parking for several cars.

Parking of a single caravan or campervan to be subject to landlord's consent and agreement as to location (no camping or caravanning allowed on site). No commercial vehicles.

Paddock: Grazing paddock approximate size 0.3 acre (photo attached) available for separate rental with the property, at an additional £50pcm

Rental Terms

Rent: £650 per calendar month.

Deposit: £750.

Minimum 12 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered.

Services

Mains Electricity, Full Fibre Broadband to the Premises, Mains Water, Aerated bio septic tank (registered). No gas. Property benefits from electricity generated by solar panels.

Heating:

Lounge, dining and kitchen open area: 12000 BTU air conditioning / heat pump heating unit & Wood / smokeless coal burner

Bedrooms: Electric, wall slim panel heaters

Bathroom: Wall mount, slim electric panel heater, fan assisted ceramic heater remote control

**Local Authority/Tax Band**

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

The property is in band 'A'

Directions

Postcode for the property is SY19 7DR

What3Words Reference is football.decimals.brains

Viewings

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

Agents Notes

Part furnished: Sofas, beds, mattresses, microwave and any other soft furnishing are gifted to tenant (to be disposed off by the tenant or retained).

Any such items are not included in the rent and the landlord accepts no responsibility for such items.