

**TO LET****£900 Per Calendar Month**

10 Maes Derw, Llanfechain, Powys, SY22 6XN

Situated in the popular village of Llanfechain this 3 bedroom detached bungalow offers entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom. The property has lawned gardens to the front and rear, single garage, oil fired central heating and double glazing.



- Cul-De-Sac Setting
- Rural Village Location
- Three Bedrooms
- Single Garage
- Oil Fired Central Heating
- Pets Considered



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Rental Terms

Rent: £900 per calendar month.

Deposit: £1,035.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered.

Living Room/Dining Room

Double glazed bay window to the front elevation, two double glazed windows to the side

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, twin bowl sink units with mixer tap, tiled floor, tiled splashbacks. double glazed window to the front elevation, space for electric cooker, extractor canopy, plumbing and space for washing machine, central heating radiator, space for fridge, double glazed side access door, walk in pantry cupboard.

Bedroom One

Double glazed window to the rear elevation, central heating radiator

Bedroom Two

Double glazed window to the rear elevation, central heating radiator

Bedroom Three

Double glazed patio doors to the rear paved entertaining area, central heating radiator.

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.



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Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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