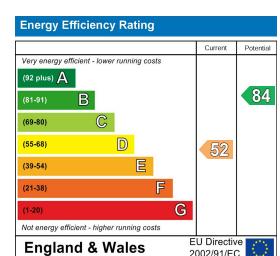


**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

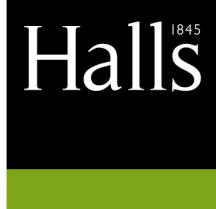
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



Rhoslan, Bwlch-Y-Ffridd, Newtown, Powys, SY16 3JD

Two/three bed property situated in a rural location with river frontage. The accommodation comprises entrance porch, entrance hall, lounge, dining room, inner hallway with spiral staircase to oak framed conservatory, kitchen, boot room, utility, W.C., landing, master bedroom with en-suite, bedroom two with dressing room/bed 3.



01938 555 552

**Welshpool Lettings**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpoollettings@hallsgb.com](mailto:welshpoollettings@hallsgb.com)

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



- Detached Property in Rural Setting
- Garage and Off Road Parking
- Idyllic River Frontage
- Oak Framed Conservatory Utilising Countryside Views
- Pets Considered

#### Rental Terms

Rent: £1,200 per calendar month.

Deposit: £1,380.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered.

#### Lounge

14'7 x 12'9 (4.45m x 3.89m)

Inset cast iron wood burning stove with Oak mantelpiece, tiled floor, radiator, double glazed windows to front and side elevations.

#### Dining Room

maximum measurements 19'4 x 12'7 (maximum measurements 5.89m x 3.84m)

L shaped, double glazed window to the front elevation, double glazed French doors to the side of the property, radiator, oak floor covering, under stairs storage cupboard.

#### Inner Hallway

With spiral staircase up to oak framed Conservatory, radiator.

#### Kitchen

13'8 x 11'6 (4.17m x 3.51m)

Fitted with a range of wall and base units with polished granite work surfaces, glass fronted display cabinets, Gaggenau oven, stainless steel extractor fan, induction hob, twin bowl sink drainer unit, mixer tap, Worcester green style oil fired boiler, tiled floor. Recessed spotlights, double glazed windows to two elevations, space for fridge/freezer, part tiled walls, plumbing and space for dishwasher.

#### Boot Room

12'0 x 8'6 (3.66m x 2.59m)

Double glazed window to rear elevation, frosted double glazed door leading to side parking area, radiator.

#### W.C.

Low level W.C., wall mounted wash hand basin, tiled floor, central heating radiator, part tiled walls, recessed spotlights.

#### Oak Framed Conservatory

16'9 x 14'8 (5.11m x 4.47m)

Access via a spiral staircase from Inner Hallway or via Main Bedroom French doors, vaulted ceiling, double glazed windows to three elevations providing lovely views over the garden and surrounding countryside, exposed floorboards, double glazed door leading on to balcony of Main bedroom, underfloor heating.



#### Bedroom One

12'9 x 12'1 (3.89m x 3.68m)

Built in wardrobes, radiator, French doors out to balcony and Oak Room.

#### En-suite

Walk in double shower, low level W.C., wall mounted wash hand basin, tiled floor and walls, radiator.

#### Bedroom Two

11'2 x 9'9 (3.40m x 2.97m)

Double glazed window to front elevation, radiator, door to Dressing Room/Bedroom Three.

#### Dressing Room/Bedroom Three

11'2 x 7'0 (3.40m x 2.13m)

Double glazed window to the front elevation, radiator.

#### Bathroom

Fitted with a white suite with large bath with shower over and screen, low level W.C., pedestal wash hand basin, tiled floor and walls, heated towel rail, recessed spotlights, frosted double glazed window.

#### Externally

The property has lawned areas to the side and rear, ample off road parking and beautiful countryside views.

#### Garage

17'5 x 9'3 (5.31m x 2.82m)

With power and light, window to the rear.

#### Services

Mains electricity, water and oil central heating are connected at the property, drainage is via a septic tank.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



#### Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'E'

#### Viewings

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: welshpool@hallsrgb.com

#### Directions

Postcode for the property is SY16 3JD

What3Words Reference is - hurt.bombshell.vouch