



TO LET

£550 Per Calendar Month

## Flat 2 The Cock, Salop Road, Welshpool, Powys, SY21 7DX

A 2 bed, first floor flat located within easy walking distance of the town centre. Property has kitchen lounge, 2 bedrooms, bathroom with large airing cupboard. Mains gas central heating. Private gated parking.



## Terms

Rent: £550 per calendar month.

Deposit: £630.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Strictly by appointment with the letting agents

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Tel No: 01938 555552

Email: [welshpool@hallsgr.com](mailto:welshpool@hallsgr.com)

## Services

Mains water, electricity, drainage.

Mains Gas Central Heating.

Powys County Council - tax band 'A'

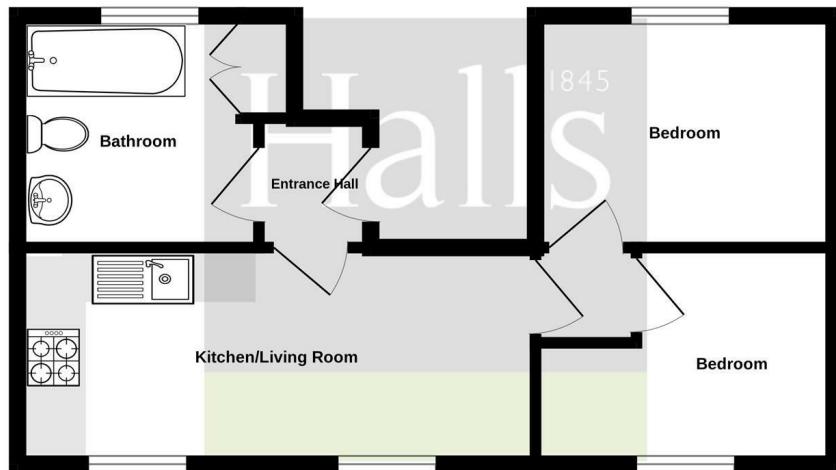
## Directions

Postcode for the property is SY21 7DX

What3Words Reference is tenure.vertical.picture

## Viewing

- Close to Town Centre
- Mains Gas Central Heating
- Gated Shared Private Car Park
- Double Glazing
- Available Now



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 heating, sympathy and security systems 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(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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