



TO LET

£850 Per Calendar Month

55 Bryn-Y-Ddol, Welshpool, Powys, SY21 7TW

Three bed mid terraced property with accommodation comprising of entrance porch, entrance hall, lounge, kitchen/diner, landing, three bedrooms and bathroom. The property has a stepped rear garden with two paved seating areas with views along the valley. Also benefits from double glazing, off road parking and gas fired central heating.



- Mid Terrace Property in a Popular Location
- All New Carpets and Decorated Throughout
- Views over Long Mountain
- Close to Welshpool Amenities
- Mains Gas Central Heating

#### Rental Terms

Rent: £850 per calendar month.

Deposit: £980.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered.

#### Lounge 14'2 x 13'7 (4.32m x 4.14m )

Double glazed window to the front elevation, central heating radiator.

#### Kitchen 22'5 max measurements x 6'9 (6.83m max measurements x 2.06m)

Fitted with a range of wall and base units, brand new electric cooker, stainless steel extractor canopy, one and a half bowl stainless steel sink drainer unit with mixer tap, wood laminate floor covering, space for fridge freezer, plumbing and space for washing machine.

#### Bedroom One 12'0 x 11'9 maximum measurements (3.66m x 3.58m maximum measurements)

Double glazed window to the front elevation, central heating radiator.

#### Bedroom Two 9'0 x 8'8 maximum measurements (2.74m x 2.64m maximum measurements)

Double glazed window to the rear elevation, central heating radiator.



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

#### Bedroom Three maximum measurements 11'9 x 8'0 (maximum measurements 3.58m x 2.44m)

L shaped, double glazed window to the front elevation, central heating radiator.

#### Bathroom

Comprising a white suite, bath with mixer tap with electric shower over, low level W.C., wash hand basin set on vanity unit, wood laminate floor covering, two double glazed windows to the rear elevation.

#### Externally

To the front the front has tarmacked off road parking.

To the rear there is a paved patio, outside tap, steps up to gravelled area with further paved patio area with views along the valley. Pedestrian access gate to rear.

#### Services

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

#### Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH.

Telephone: 01938 553001

The property is in band 'C'

#### Viewings

Strictly by appointment only with the selling agents:

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

Tel No: 01938 555552.

Email: welshpool@halls.gb.com

#### Directions

Postcode for the property is SY21 7TW

What3Words Reference is glad.door.doses

**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.

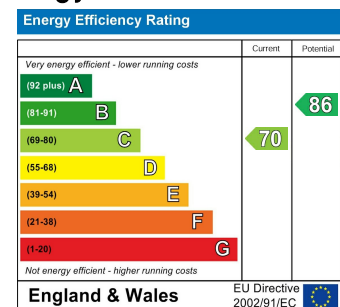


01938 555 552

14 Broad Street, Welshpool, Powys, SY21 7SD

Email: welshpoollettings@halls.gb.com

## Energy Performance Ratings



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 of 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.