



TO LET

£650 Per Calendar Month

### 3 Green Square High Street, Llanfyllin, Powys, SY22 5AB

Two bedroom end of terrace house located in the heart of Llanfyllin. The property briefly comprises: living room, kitchen, first flooring landing, one double bedroom, one single bedroom/office and a family shower room. There is an enclosed gravelled garden to the front, with a pedestrian gate onto the High Street, and a gravelled enclosed yard to the rear with a shed. There is also 1 off road parking space.



- End of Terrace
- Mains Gas Central Heating
- One Off Road Parking Space
- Close To Town Centre
- Enclosed Front and Rear Gardens



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

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## Rental Terms

Rent: £650 per calendar month.

Deposit: £750.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered

## Local Authority/Tax Band

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

The property is in band 'B'

## Services

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

## 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

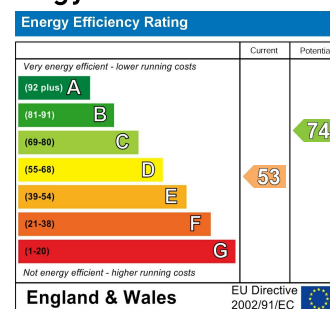
## Directions

Postcode for the property is SY22 5AB

**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 Performance Ratings



01938 555 552

14 Broad Street, Welshpool, Powys, SY21 7SD  
Email: welshpoollettings@halls.gb.com



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