



TO LET

£725 Per Calendar Month

School Bungalow, Bwlch-Y-Cibau, Llanfyllin, Powys, SY22 5LN

***** CLOSED FOR VIEWINGS *****

Situated in the village of BwlchY Cibau, the accommodation comprises entrance porch, kitchen with fitted units, with electric oven and hob, 1 double bedroom, 1 small double bedroom, office/nursery, bathroom with large walk in shower, bath, WC and hand basin. To the rear there is a private garden with garden shed with power, raised beds and patio area.



- **Rural Location**
- **Workshop with power and light**
- **Private Garden**
- **Oil Central Heating**
- **Log Burner in Lounge**



1 Reception
Room/s



3 Bedroom/s



1 Bath/ shower
room/s

Viewings

Strictly by appointment only with the selling agents:

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

Tel No: 01938 555552.

Email: welshpool@halls.com

Rental Terms

Rent: £725 per calendar month.

Deposit: £835.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered

Services

Mains electricity, oil central heating and private water supply (sub-metered and paid direct to the landlord) 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 'D'

Directions

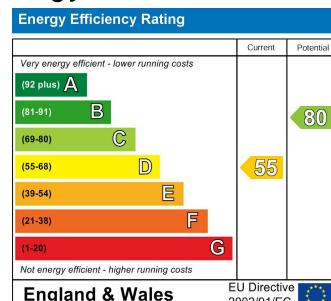
Postcode for the property is SY22 5LN

What3Words Reference is [undertook.insiders.should](https://what3words.com/undertook.insiders.should)

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.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 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.