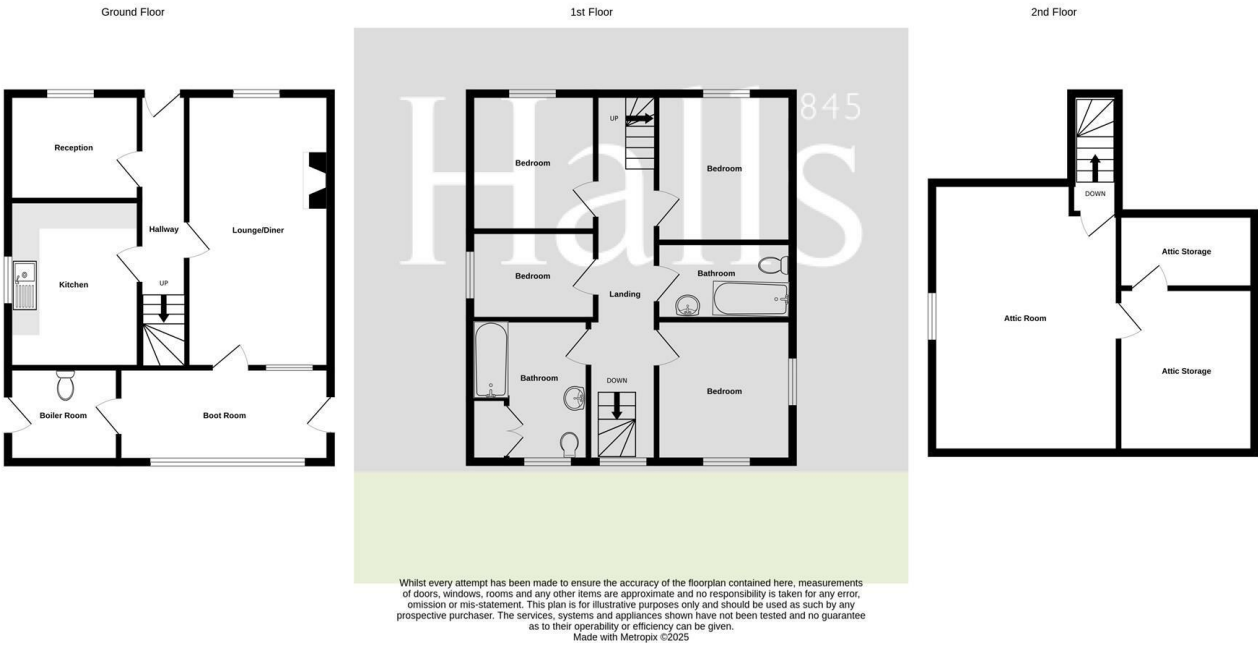


TO LET

Stone House Bwlch-Y-Cibau, Llanfyllin, SY22 5LH



TO LET

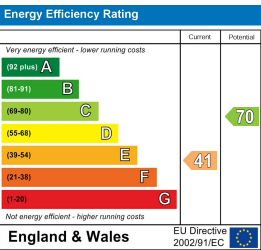
£1,625 Per Calendar Month

Stone House Bwlch-Y-Cibau, Llanfyllin, SY22 5LH

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



England & Wales EU Directive 2002/91/EC



01938 555552

Welshpool Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@hallsgb.com



This charming stone detached property is full of character and enjoys a rural setting on the edge of Bwlch-Y-Cibau, offering convenient access to Llanfyllin, Welshpool and Oswestry. The home provides flexible accommodation to suit a variety of needs, complemented by an enclosed garden and private parking.



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01938 555552



2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Character Features
- Three Bay Carport
- Rural Location
- Good Commuting for Welshpool and Oswestry
- Oil Central Heating
- Pets Considered

Accommodation

This spacious three-storey home offers generous accommodation, character features and a flexible layout, making it ideal for families or anyone seeking a comfortable and practical home. On the top floor, you will find a large double bedroom with an impressive vaulted ceiling, along with a useful attic storage room.

The first floor provides three well-proportioned double bedrooms and a large single bedroom, offering plenty of sleeping or office space. This level also includes two bathrooms, each fitted with a bath, WC and hand basin, with one bathroom featuring a shower over the bath.

The ground floor is designed for versatile living. A large living and dining room forms the heart of the home, complete with an inglenook fireplace and log burner, creating a warm and inviting space. There is also a second reception room, perfect for use as an office, playroom or snug. The kitchen is well equipped with wall and base units, a breakfast bar, space for a 90cm electric cooker and plumbing for a washing machine. A practical boot room, which also houses the boiler, includes an additional WC.

Outside, the property benefits from ample parking, including a three-bay carport, along with a garden area. The yard is shared access with storage barns that are let and provides two parking spaces for the property.

This property combines space, character and convenience, offering a welcoming home environment in a versatile and well-designed layout.

Rental Terms

Rent: £1,625 per calendar month.
Deposit: £1,875.
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 '

Directions

Postcode for the property is SY22 5LH.

What3Words Reference is outfit.outgrown.typified.

Services

Mains electricity and oil central heating are connected at the property. Private water supply (sub-metered and paid direct to the landlord). Septic tank to be emptied by the tenant once a year.

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Agents Notes

1.5 acre paddock available, by separate agreement for £50 pcm.

