



TO LET

£700 Per Calendar Month

## Caeberllan Llanfair Caereinion, Welshpool, Powys, SY21 0HS

Quietly tucked away just on the outskirts of Llanfair Caereinion, this detached cottage boasts characterful feature with plenty of warmth and charm, yet has all modern facilities. The accommodation comprises kitchen diner with log burner, lounge with feature fireplace, downstairs bathroom with shower over bath. Upstairs there is a landing/dressing area and a double bedroom with a small fitted wardrobe. Externally the property has private parking, large single garage with power, an enclosed patio seating area and a fenced orchard/paddock.



## Rental Terms

Rent: £700 per calendar month.

Deposit: £800.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

1 well behaved dog considered.

## Local Authority/Tax Band

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

The property is in band 'D'

## Services

Mains electricity, electric heating are connected at the property.

Private water supply.

## Viewings

Strictly by appointment only with the selling agents:

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

Tel No: 01938 555552.

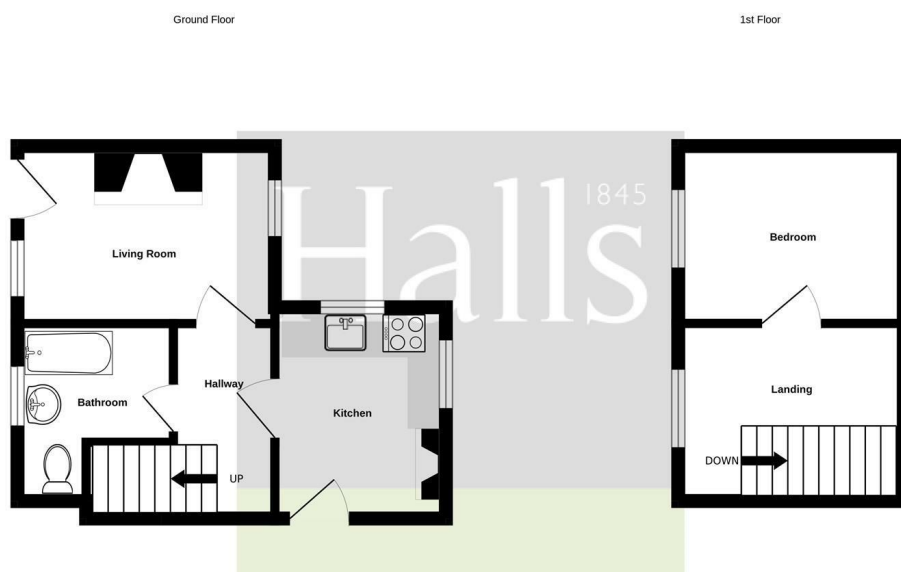
Email: welshpool@halls.gb.com

## Directions

Postcode for the property is SY21 0HS

What3Words Reference is seriously.news.scribble

- Detached Garage with power
- Orchard/Paddock
- Enclosed Patio Area
- Private Parking
- Two Log Burning Stoves



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

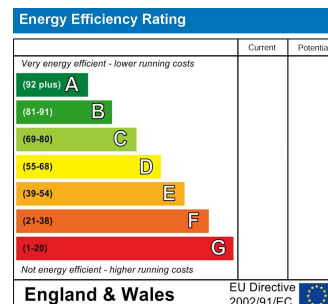
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Email: welshpoollettings@halls.gb.com



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