



## 2 LLYS LLYS FARM

| LLANFECHAIN || SY22 6XD



A charming three-bedroom semi-detached country home in a peaceful rural setting with far-reaching views. Offering spacious accommodation including a reception room with open fireplace and kitchen with oil-fired cooker. Externally, there is a large driveway, car port, lawned gardens and two outbuildings. Ideally suited to those seeking a rural lifestyle within reach of Llanfechain.

£985 PCM



- Semi-detached three-bedroom country residence in a peaceful rural setting
- Generous lawned gardens with stunning far-reaching countryside views
- Two useful outbuildings offering storage
- Large driveway providing ample off-road parking and car port

## DESCRIPTION

A charming and characterful three-bedroom semi-detached country residence, enjoying a peaceful rural setting with outstanding far-reaching views over the surrounding countryside. The property offers spacious and versatile accommodation, complemented by generous outside space and useful outbuildings.

The accommodation briefly comprises a welcoming entrance leading through to a spacious reception room, featuring a striking open fireplace which creates a warm and inviting focal point. The kitchen/breakfast room is fitted with a range of units and benefits from an oil-fired cooker, providing both practicality and character in keeping with the style of the property.

To the first floor, the property offers three well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation suitable for a range of tenants.



Externally, the property is approached via a large driveway providing ample off-road parking, together with a useful car port. The grounds are predominantly laid to lawn and enjoy a high degree of privacy, with uninterrupted countryside views creating a particularly appealing outdoor setting.

Further benefits include two substantial outbuildings offering excellent storage or workshop potential.

The property is ideally suited to those seeking a rural lifestyle, whilst remaining within reach of local amenities in Llanfechain and the surrounding villages.

## HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

## SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

## TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

## LOCAL AUTHORITY

Powys County Council, County Hall, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 826000.

## COUNCIL TAX

Band F.

## EPC

Rating F - Exemption registered - For full copy of the EPC please contact the agents.



### SERVICES

The property is served by a private water supply, oil fired central heating and septic tank for drainage.

### VIEWINGS

By appointment through Halls, 20 Church Street, Oswestry.

### AGENTS NOTES

Located near working farm.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	98
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs	31
<b>G</b>	
EU Directive 2002/91/EC	
England & Wales	

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**Do you require lettings or property management advice?** We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



## OSWESTRY LETTINGS

20 Church Street | Oswestry | Shropshire | SY11 2SP

☎ 01691 670320

✉ [oswestry.lettings@halls.gb.com](mailto:oswestry.lettings@halls.gb.com)

➔ [www.halls.gb.com](http://www.halls.gb.com)



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