

**TO LET****£1,350 Per Calendar Month**

Plesant, Llangadfan, Welshpool, Powys, SY21 0PY

Nestled above the village of Llangadfan, this well appointed, beautifully presented period property, circa early 19th century boasts character features and is set in a stunning location with far reaching views across open countryside. The property offers four bedrooms, snug, kitchen diner, utility boot room, two shower rooms and a bathroom, open fronted 5 bay car port with gardens and parking.



- Charecter Property
- Open Fronted Carport
- Stunning Rural Views
- Two Wood Fired Stoves
- Oil Fired Central Heating
- Large Utility/Boot Room



1 Reception Room/s



4 Bedroom/s



3 Bath/ shower room/s

Services

Mains electricity, Private Bore Hole water and Oil central heating 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 'E'

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Accommodation

The accommodation offers a welcoming entrance hall, cosy snug with feature fireplace and wood burning stove. The kitchen diner also has a feature fireplace and woodburning stove., gas hob, electric oven and plumbing for a dishwasher, large utility boot room with plumbing for washing machine, shower room, a second bathroom with bath and separate shower. Upstairs there is a bright landing leading to two generous double bedrooms, two further bedrooms and a third shower room.

Externally there are lovely gardens, made up of lawn, flower beds and a raised seating area. There is a courtyard in front of the utility boot room, with steps down on to the driveway and open fronted car port.

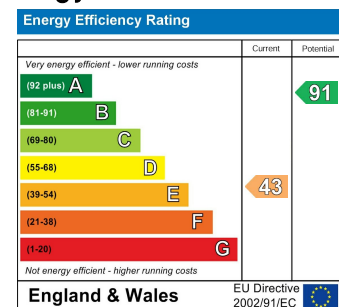
Rental Terms

Rent: £1,350 per calendar month.
Deposit: £1,550.
Minimum 12 month tenancy.
First month's rent and deposit payable in advance.
One Well Behaved Dog Considered.

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@hallsgb.com



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