

**TO LET****£750 Per Calendar Month**

162 Brookfield Road, Welshpool, Powys, SY21 7TQ

Two bedroom detached bungalow situated in an elevated position with far reaching views over Long Mountain. The property has off road parking, single garage, carport, lounge/dining room, kitchen, 2 double bedrooms and bathroom. The property has an enclosed rear garden, gas fired combination central heating and double glazing.



- Detached Bungalow
- 2 Double Bedrooms
- Rural Views
- Enclosed Rear Garden
- Single Garage and Carport
- Gas Fired Central Heating



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Accommodation

Kitchen: Fitted with matching wall and base units under worktops with tiled backs incorporating sink. Wall mounted mains gas boiler. Radiator. Built in airing cupboard housing hot water cylinder. UPVC door to side.

Dining Area: 10'7" x 9'7" and UPVC sliding door onto rear garden.

Lounge: 17'10" x 11'9"

Bedroom 1: 11'3 x 9'9"

Bedroom 2: 10'7" x 9'6"

Bathroom: Fitted with W.C. pedestal washbasin and shower cubicle with shower over.

Externally: To the front lawn with driveway to side leading to detached garage with up and over door and electricity connected, car port and side entrance door. Rear garden laid to lawn borders and open views across the Seven Valley to the Long Mountain beyond.

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.



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Rental Terms

Rent: £750 per calendar month.

Deposit: £865.

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 'D'

Services

Mains water, electricity and drainage. Mains gas central heating.

Viewings

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

Tel No: 01938 555552

Email: welshpool@hallsgb.com

Directions

Postcode for the property is SY21 7TQ.

What3Words Reference is [cactus.vintages.launch](https://www.what3words.com/cactus.vintages.launch)

Energy Performance Ratings

