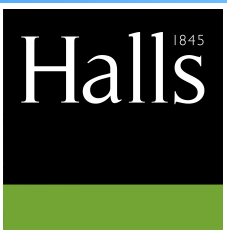


TO LET

Old Bank House Bridge Street, Llanfair Caereinion, Powys, SY21 0RZ



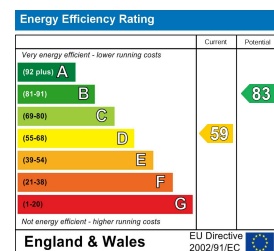
Old Bank House Bridge Street, Llanfair Caereinion, Powys, SY21 0RZ

Located in the heart of Llanfair Caereinion, this large four bedroom, three storey townhouse has recently undergone complete renovation and now provides a modern flexible family home.

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,

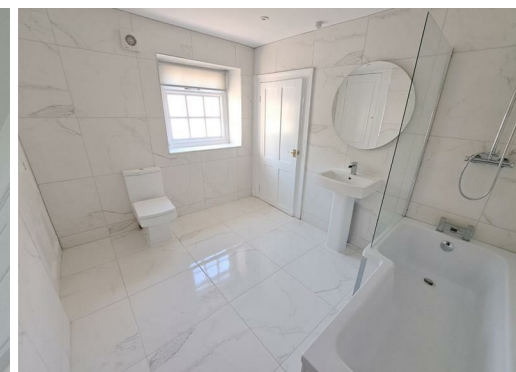
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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



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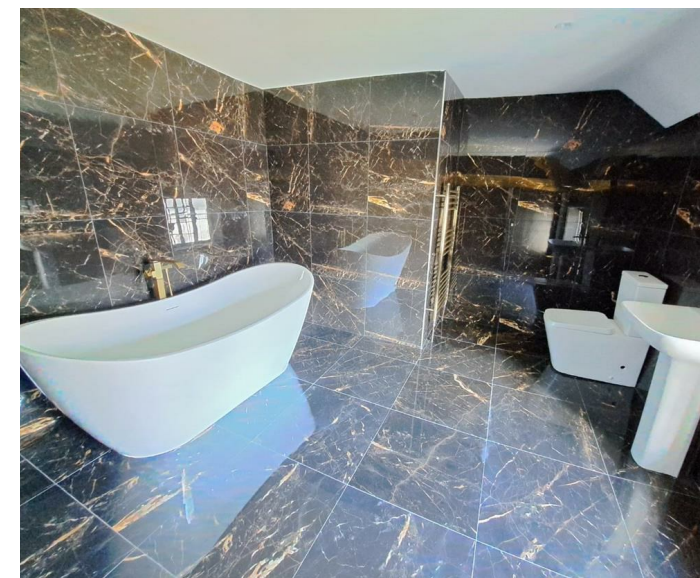
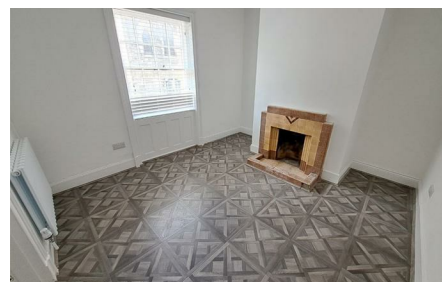
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Recently Refurbished
- Flexible Accommodation
- Town Centre Location
- Large Attic Room/Reception Room
- No Private Parking
- Two Bathrooms

Bedroom Two

18'4" x 8'10" (5.6m x 2.7m)

Bedroom Four

11'1" x 10'2" (3.4m x 3.1m)

Bathroom

with shower over bath, w/c and hand basin

Stairs to Second Floor

Reception Room

21'7" x 18'8" (6.6m x 5.7m)
with vaulted ceiling, exposed beams and tiled floor

Bedroom Three

17'4" x 10'2" (5.3m x 3.1m)

Bathroom

11'1" x 10'9" (3.4m x 3.3m)
with free standing bath, w/c and hand basin

Externally

There is a small enclosed yard to the rear of the property where the oil tank and boiler are located.

Rental Terms

Rent: £1,100 per calendar month.
Deposit: £1,265
First month's rent and deposit payable in advance.
Fixed 12 month tenancy
NO PETS

Services & Local Authority/Tax Band

Mains electricity, water and oil central heating are connected at the property.

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@halls.gb.com

Directions

Postcode for the property is SY21 0RZ

What3Words Reference is palaces.gross.quaking

Snug

11'1" x 10'2" (3.4m x 3.1m)
with ornate fireplace

Kitchen

13'1" x 10'9" (4m x 3.3m)
with fitted wall and base units, electric oven and hob, sink drainer and integrated dishwasher

Rear Hall

7'2" x 4'7" (2.2m x 1.4m)

Utility

12'1" x 5'10" (3.7m x 1.8m)
with wall and base units, plumbing for washing machine

Stairs to First Floor Landing

Bedroom One

18'4" x 11'9" (5.6m x 3.6m)
with feature fireplace