



TO LET

£1,400 Per Calendar

White Gables Llandrinio, Llanymynech, SY22 6SG

Nestled in the village of Llandrinio, this stunning detached property boasts four generously sized bedrooms and offers ample living space for entertaining with a large kitchen, sunroom, dining room and lounge. There is a private garden to the rear and ample gated parking to the front.



- Four Double Bedrooms
- Garage with Electric Roller Door
- Electric Entrance Gates
- Sun Room with Bifold Doors
- Kitchen with Fully Integrated NEFF Appliances
- Good Location for Shrewsbury and Oswestry Commuting

Rental Terms

Rent: £1,400 per calendar month.

Deposit: £1,615.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

No Pets



2 Reception Room/s



4 Bedroom/s



2 Bath/ shower room/s

Accommodation

The property has been modernised to an exceptionally high standard of finish throughout. The heart of the downstairs is a modern kitchen with a range of fitted base and wall units, fully integrated NEFF appliances, including electric oven, microwave grill oven, fridge freezer, dishwasher and induction hob. At the end of the kitchen there is a bright and airy Sun Room with bifold slide and turn doors onto patio and garden.

There is a Living Room with log burner, Dining Room, Two downstairs double bedrooms, which are connected with double doors. The rear of the downstairs bedrooms, also has French doors out into the rear garden and would make a lovely home office if not required as a bedroom. Shower room with double walk in shower, WC with hand basin set in vanity unit.

Stairs lead from the entrance hallway up onto a bright and airy landing, with two double bedrooms off. One is currently used as a dressing room with two wardrobes and a shower room off. Shower room has a double walk in shower, WC and hand basin set in vanity unit.

The property has a Utility/Garden Kitchen with sink unit, integrated full size fridge and freezer, plumbing for washing machine, oil fired boiler and access into garage. Garage has power, light and electric roller door.

Externally the property has electric entrance gates leading on to gravelled drive and parking, lawned area. To the rear there is a private enclosed garden, patio area, raised seating area, side access gates to either side of the property, garden shed and oil tank. There are mains external sockets and taps at both the front and rear of 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'

Directions

Postcode for the property is SY22 6SG

What3Words Reference is sweeter.dressings.headed

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

Services

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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