

**TO LET****£800 Per Calendar Month**

Glanbanwy, Llangadfan, Welshpool, Powys, SY21 0PL

A period 3 bedroom semi-detached house situated on the edge of the small rural hamlet of Llangadfan. The property benefits from gated private parking, enclosed garden with shed and LPG gas fired central heating. No Pets.



- Character Features
- Long Term Let
- Off Road Parking, Garden and Shed
- Boot Room/Utility
- LPG Central Heating
- Shop and Cafe Nearby



2 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Accommodation

Glanbanwy is a brick built 3 bedroom semi-detached period property offering a comfortable family home with all modern conveniences, yet retaining much of its charm and original character.

The property is well laid out comprising glazed front entrance porch, hallway, sitting room with large bay window, open-plan kitchen/dining room with good range of fitted units, work surfaces and incorporating built-in cooker, hob and dishwasher, multi-fuel stove, walk-in pantry, rear entrance boot room/utility, staircase to first floor landing, 2 double bedrooms, 1 single bedroom and family bathroom with bath and shower.

The property is approached from the Council maintained road to a private parking area; a separate pedestrian walkway leads from the road to the front entrance door. The garden is mainly laid to lawn, with flower borders and fruit trees. Garden shed providing useful outside storage.

Rental Terms

Rent: £800 per calendar month.

Deposit: £920.

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

NO PETS.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'C'

Services

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

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

Directions

Postcode for the property is SY21 0PL.

What3Words Reference is [pace.premises.crumples](https://www.what3words.com/p/pace.premises.crumples)

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.

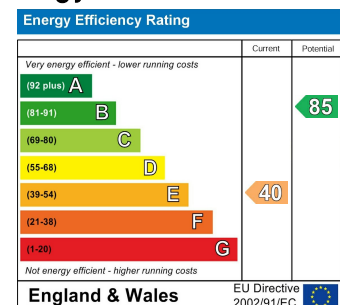
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Energy Performance Ratings



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