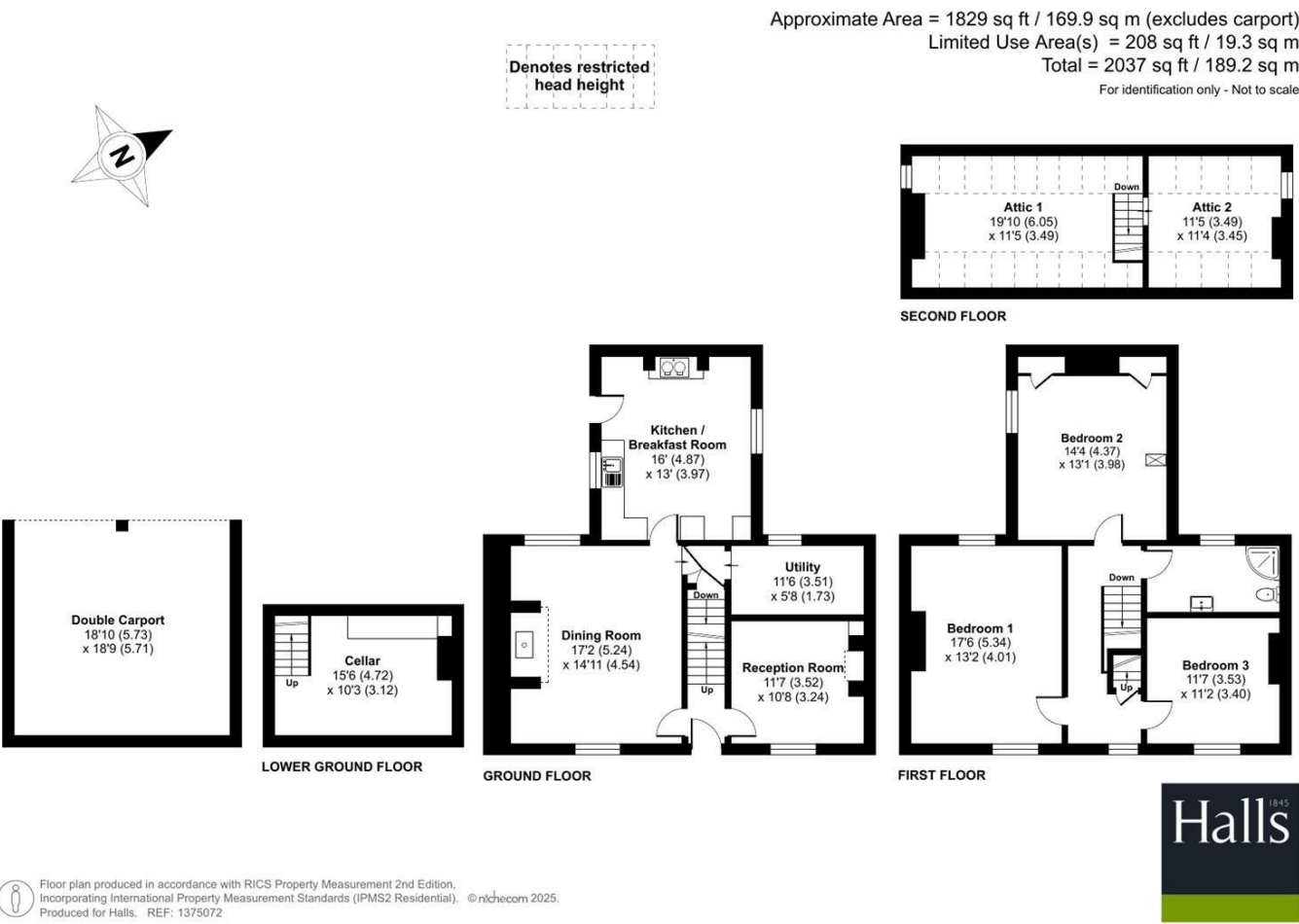
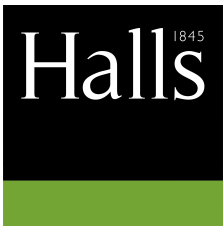


TO LET

Brynderwen Carno Road, Caersws, SY17 5JA



TO LET

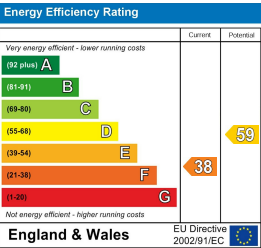
£1,200 Per Calendar Month

Brynderwen Carno Road, Caersws, SY17 5JA

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



Halls

01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



halls.gb.com

01938 555552

halls.gb.com Residential / Fine Art / Rural Professional / Auctions / Commercial



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- No Pets - Located on a working farm
- Character features including exposed ceiling beams and traditional fireplaces
- Detached three-bedroom property located just outside the village of Caersws
- Oil-fired central heating and log burner
- Designated section of the yard must be kept clear at all times to allow access for agricultural machinery
- Charming rural setting with convenient access to village amenities

Accommodation

This charming period property offers spacious accommodation across two floors, complemented by useful outdoor space and select outbuildings, making it an ideal home for those seeking a countryside lifestyle.

Ground Floor

A rear entrance leads directly into the kitchen, equipped with an oil-fired Aga (Ornamental only), providing a welcoming heart to the home. From here, a door opens into a generous Reception/Living Room, featuring a cosy log burner. A useful pantry area offers excellent storage and access to the cellar. The central entrance hall, accessed via the front door, includes the staircase to the first floor and connects to the second reception room, which benefits from an electric fire.

First Floor

The landing leads to a family bathroom, fitted with a shower, WC, and basin. There are three bedrooms on this level—two comfortable doubles and one single—providing ample accommodation for a family or those needing extra space for guests or a home office. A further staircase rises from the landing to the attic, suitable for storage only.

External

The property includes lawned garden area, one outbuilding, as shown on the plan, offering space for a log store and allocated parking.

Rental Terms

Rent: £1,200 per calendar month.
Deposit: £1,380
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 'E'

Services

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

Viewings

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

Directions

Postcode for the property is SY17 5JA

What3Words Reference is written.decorator.proved

Agents Notes

Please note that no additional outbuildings are included with the tenancy. The AGA is ornamental only. The accompanying plan clearly identifies the permitted garden and parking areas (in red), along with a designated section of yard that must remain unobstructed to allow access for agricultural machinery (in green). Landlord requires access to field behind the property 24/7, although will attempt to use access road as minimally as possible to prevent disturbance to tenant. Landlord will contribute an agreed amount towards the water bill, due to supply for agricultural use.