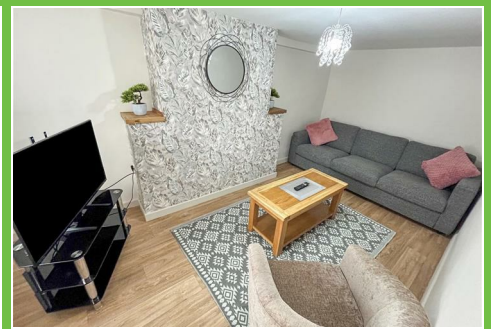


# Town & Country

Estate & Letting Agents



**Brynelltn Bridge Street, Llanfyllin, SY22 5AY**

**£850**

Town and Country Oswestry offer this delightful, fully renovated two double bedroom cottage to the rental market. The property has a lounge, dining room, kitchen, utility, cloakroom, two double bedroom and a family bathroom. There are outhouses and a large good sized garden. Llanfyllin offers all daily amenities including shops, school and good road links. All rentals require one month's rent in advance and one month's rent as a damage deposit. **\*\*Please note this property is NOT suited to PETS\*\***

## Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx. 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin proceed through the village and turn right just before the Cain Valley Hotel into Bridge Street and follow the road passing Maes Myllin estate where the property will be identified on the right hand side set back from the road.

## Accommodation Comprises

### Lounge



Homely living space with window to the front, wood effect flooring and radiator.

### Dining Room

Spacious dining room with window to the front, wood effect flooring and understairs cupboard.

## Kitchen



Comprising base and wall units, stainless steel double sink with mixer tap, cooker point, space for fridge, Velux, window to the side, part glazed door to the side, radiator and wood effect flooring.

## Utility Room



Great utility space with base and wall units, stainless steel double sink, plumbing for washing machine and wood effect flooring.

## Cloakroom

Ground floor cloakroom with W/C, built in cupboard housing the gas boiler, window to the front and wood effect flooring.

### Bedroom One



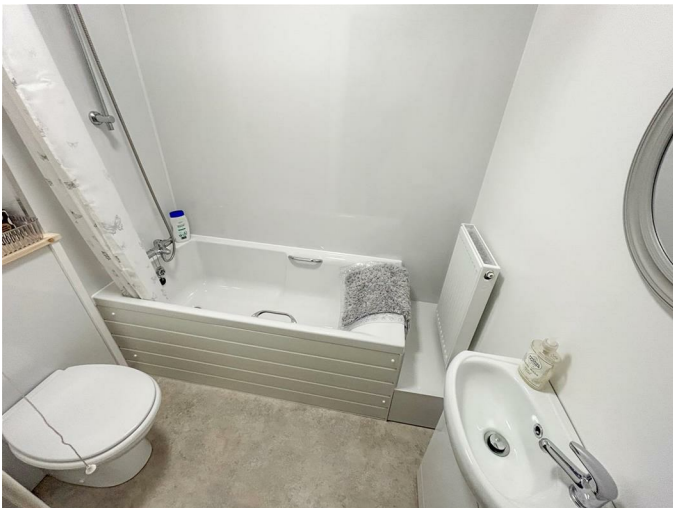
Double bedroom with panelled wall, window to the front, radiator and loft hatch.

### Bedroom Two



Second double bedroom with window to the front and radiator.

### Bathroom



Modern bathroom with panel bath and mains shower over, wash hand basin on vanity with mixer

tap, W/C, vinyl flooring, aqua panelling, extractor fan and radiator.

### To The Front



Lawned to the front and fence panelling.

### To The Rear and Side



Four outhouses and shed for storage, gravelled and large lawned and shrubbed beyond and decked area.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band C.

### To Book a Viewing

Viewing is strictly by appointment, please call our lettings team on 01691 679631 to arrange.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

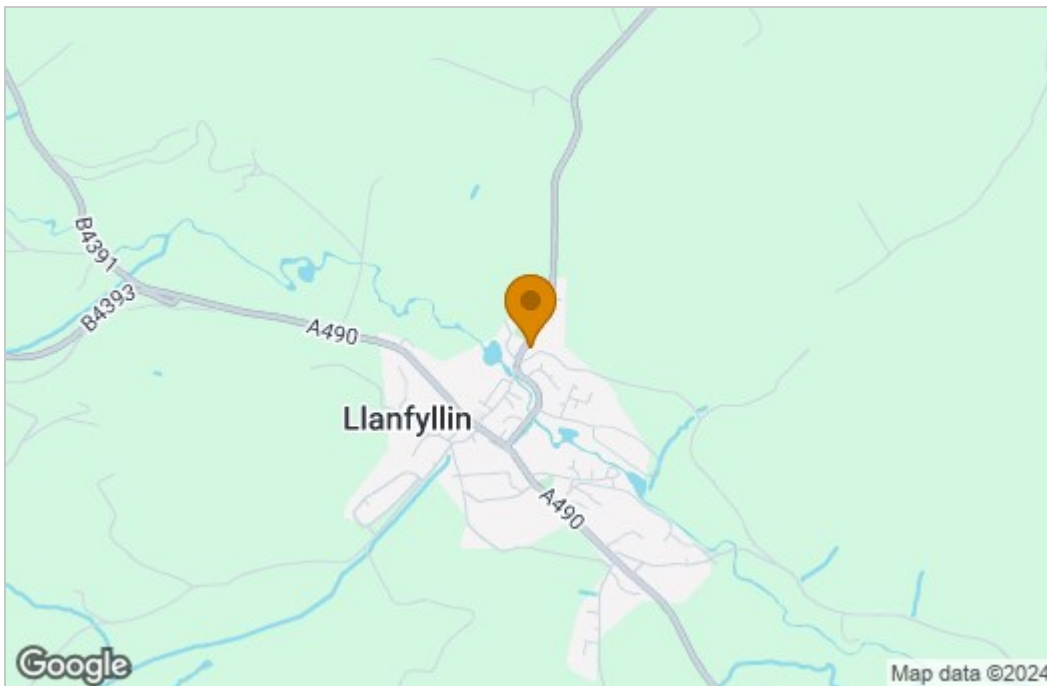
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Town and Country Services**

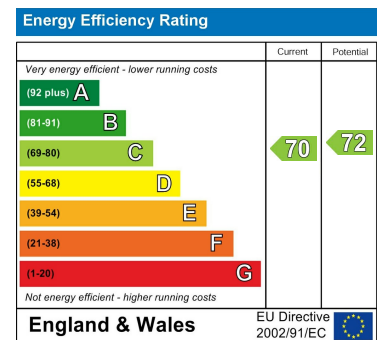
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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