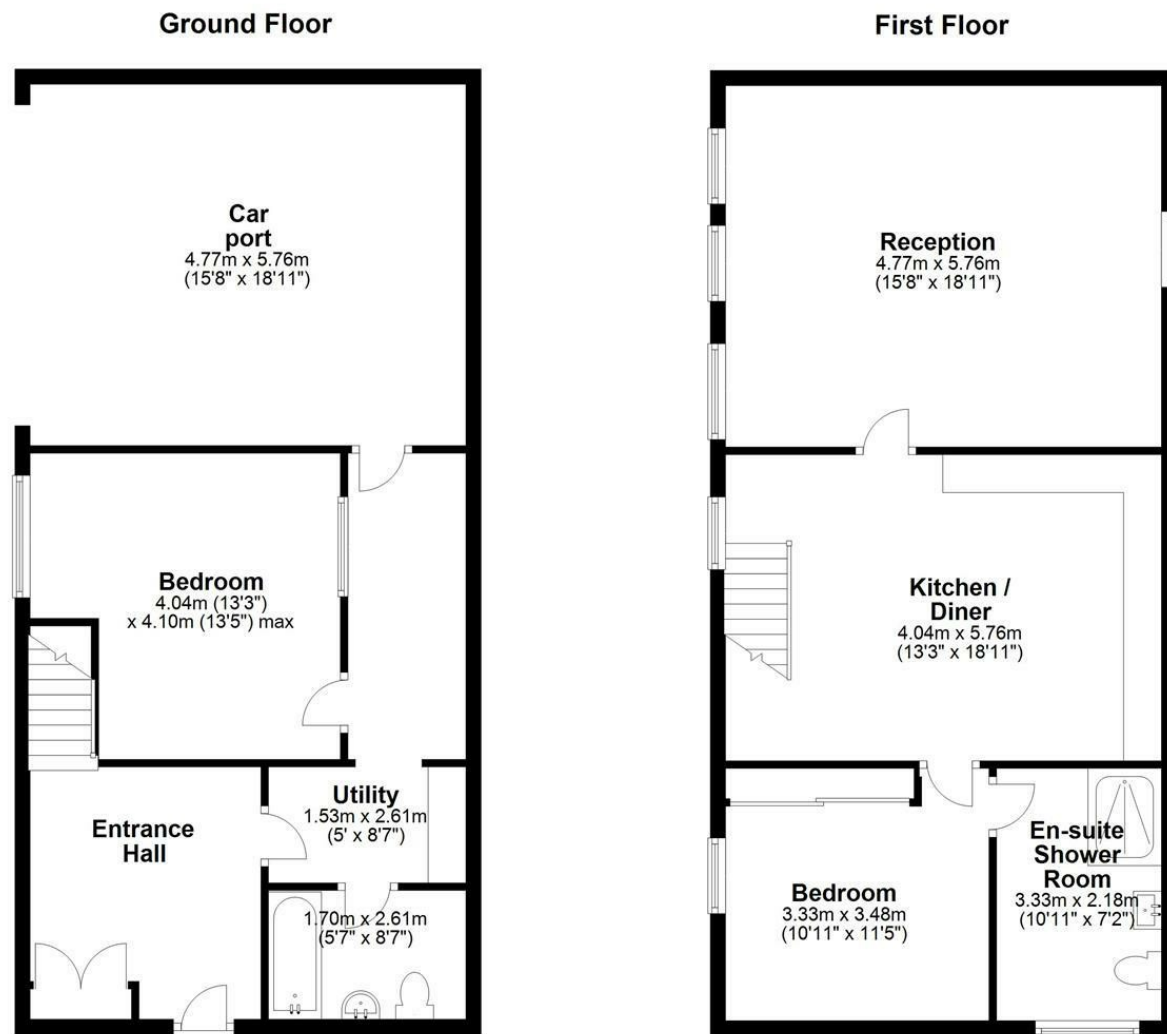


TO LET

Lower Barn, Bronymaen Meifod, Powys, SY22 6BS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

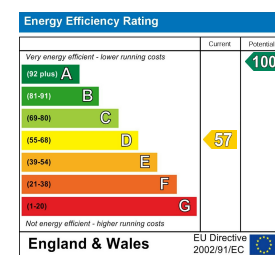
TO LET £850 Per Calendar Month

Lower Barn, Bronymaen Meifod, Powys, SY22 6BS

**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



Charming 2-Bedroom Detached Home with Scenic Views  
This delightful, newly refurbished 2-bedroom property offers a tranquil escape in a rural setting. Situated near an open field, it provides the perfect opportunity for peaceful walks and enjoying nature. The house features two spacious bedrooms, a modern kitchen, and a comfortable living area.  
Available immediately for viewing.



01691 670 320

Oswestry Lettings  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry.lettings@hallsgb.com



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2 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Rural Location
- Brand New Kitchn
- Newly Fitted Carpets
- Deposit £980

**Bedroom Two**

13'3" m x 13'5" m  
Newly fitted laminate flooring, recently redecorated with built in storage/wardrobe.

**Kitchen/Dinning**

13'3" m x 18'10" m  
Open kitchen/dining room with brand new kitchen appliances, laminate flooring and carpets.

**Living Room**

15'7" m x 18'10" m  
Flooded with natural light, the double-aspect lounge features exposed wooded beam, freshly painted walls with versatile space perfect for relaxation.

**Bedroom One**

10'11" m x 11'5" m  
Newly fitted carpets, recently redecorated with built in wardrobe and single sliding track door.

**Ensuite**

10'11" m x 7'1" m  
Modern white suite includes walk in shower with glass screen, and stylish cream tiling. The room is spacious and well-appointed.

**Parking**

15'7" m x 18'10" m  
Parking underneath the property plus in front and side of the property.

**Local Council**

Powys County Council, Severn Road, Welshpool, Powys.  
TEL: (01938) 552828.

**Holding Deposit**

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

**DPS**

£980.00 To be placed in the Deposit protection Service.

**Viewings**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

**Direction**

From the office proceeded to follow the B5069 towards Llyncllys, as you approach the Llyncllys crossing turn right and follow the A495, follow the signs for Llansaniffraid keep following the A495 you will hit All-y-main and it's the turning on your left.

W3W: ///printer.wiggles.swimsuits

**Entrance Hall**

As you step inside, the hallway welcomes you with neutral colours, new laminate flooring with a bright and airy feel.

**Utility**

5'0" m x 8'6" m  
Space for washing machine and tumble dryer.

**Downstairs WC**

5'6" m x 8'6" m  
Stylish suite features a pristine shower, a contemporary toilet, and a basin sink. The newly installed laminate flooring and tiles.