



## GLAS-Y-DORAN BARN BRONYMAEN

| MEIFOD || SY22 6BS



A beautifully modernised two-bedroom detached barn conversion to let, combining charming original features including exposed beams and brickwork with stylish contemporary finishes. Offering an impressive open-plan living space with log-burning stove, fitted kitchen with integrated appliances and breakfast bar, two well-proportioned bedrooms and an en suite to the principal room, this superb home is ideal for tenants seeking character, comfort and low-maintenance living.

**£850 PCM**



 1  2  2  E

- Beautifully modernised 2 bedroom detached former barn conversion
- Character features including exposed beams and original brickwork
- Stylish open-plan living space with log-burning stove
- Principal bedroom with en suite
- Parking for 2 and low-maintenance outside space

## DESCRIPTION

This charming two-bedroom detached former barn conversion has been recently modernised to a high standard, beautifully blending characterful original features with stylish contemporary finishes. The property offers well-presented and thoughtfully arranged accommodation, ideal for those seeking a unique home with both charm and practicality.

At the heart of the home is an attractive open-plan living space, enhanced by a feature log-burning stove, creating a warm and inviting focal point. The kitchen has been tastefully updated with a range of fitted units together with integrated appliances, while a breakfast bar provides an excellent casual dining space and natural division between the kitchen and living areas.

The barn's heritage is showcased through exposed beams and attractive brickwork, adding warmth and authenticity throughout the accommodation.

There are two well-proportioned bedrooms, with the principal bedroom benefitting from a stylish en suite shower room and walk-in wardrobe. The second bedroom offers versatility as a guest room, home office or further double bedroom.

## EXTERNAL

Externally, the property enjoys a wonderfully low-maintenance outside space, perfectly suited to those seeking easy upkeep without compromising on enjoyment. To the front, there is an attractive enclosed gravelled and paved seating area, providing an ideal spot for outdoor dining, morning coffee, or simply enjoying the peaceful surroundings.

The property also benefits from off-road parking for two vehicles, conveniently positioned close to the entrance, ensuring practicality for day-to-day living.

## DIRECTIONS

From the office proceeded to follow the B5069 towards Llynclys, as you approach the Llynclys 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

What3Words:///stages.lengthen.mills

## HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

## SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

## TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.



### LOCAL AUTHORITY

Powys County Council

### COUNCIL TAX

Band E

### EPC

E

### SERVICES

The property is served by a private water supply, oil fired central heating and septic tank for drainage.

### VIEWINGS

By appointment through Halls, 20 Church Street, Oswestry.

### AGENTS NOTES

Located near working farm.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100*
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	43
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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**Do you require lettings or property management advice?** We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



## OSWESTRY LETTINGS

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