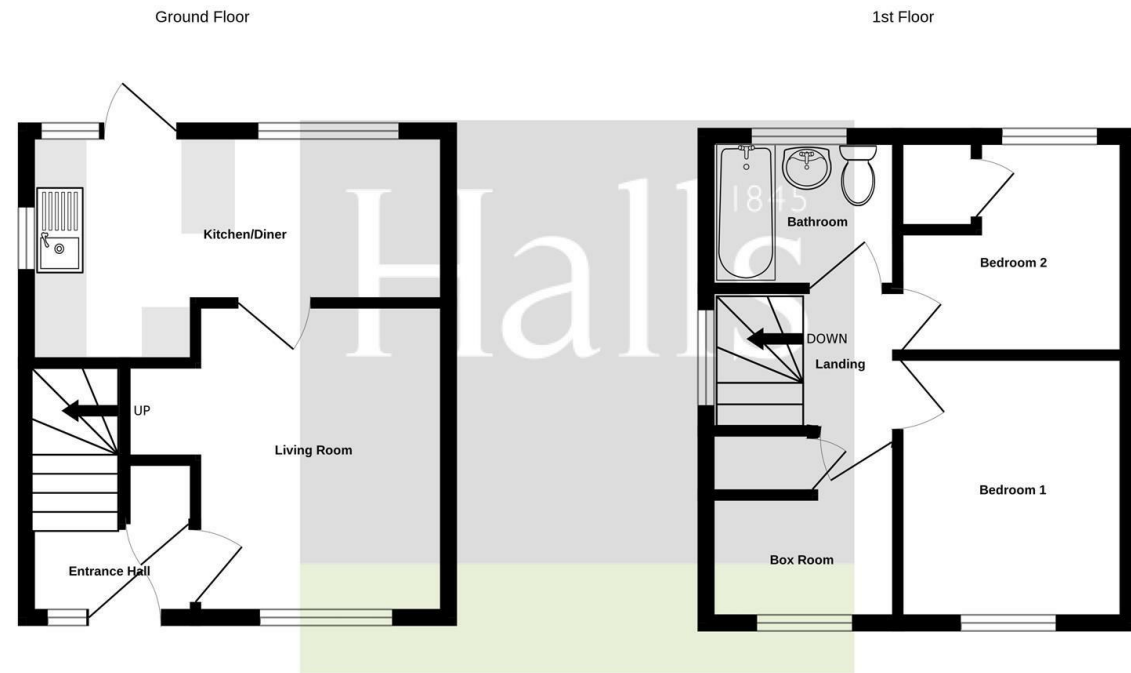


TO LET

9 Rhallt Drive, Guilsfield, Welshpool, SY21 9PB



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO LET

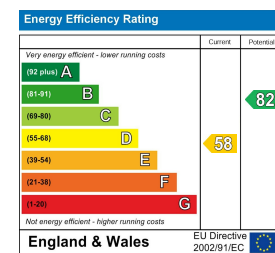
£900 Per Calendar Month

9 Rhallt Drive, Guilsfield, Welshpool, SY21 9PB

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



A well-presented three-bedroom semi-detached property situated in a quiet cul-de-sac within the popular village of Guilsfield. Conveniently located close to the local school and a range of village amenities, this home offers comfortable family living. The property benefits from off-road parking for up to three vehicles, a single garage, and both front and rear gardens. Additional features include oil-fired central heating.



01938 555552

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Village Location
- Rear Garden
- Single Garage
- New Double Glazed Windows
- Off Road Parking
- Oil Central Heating

Accommodation

The accommodation comprises an entrance hall with a useful coat cupboard, leading into a comfortable living room featuring a bay window overlooking the front garden. To the rear, there is a spacious kitchen/diner fitted with a range of wall and base units, a breakfast bar, space for an electric cooker, and plumbing for a washing machine. A rear door provides access to the garden, garage, and private parking area.

Stairs rise to a bright first-floor landing, giving access to three bedrooms, with the two smaller rooms benefiting from built-in storage cupboards. The family bathroom is fitted with a bath with shower over, wash hand basin, WC, and a heated towel rail.

Rental Terms

Rent: £900 per calendar month.
 Deposit: £1,035.
 Minimum 6 month tenancy.
 First month's rent and deposit payable in advance.
 Pets Considered.

Services

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

Viewings

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

Directions

Postcode for the property is SY21 9PB

What3Words Reference is inspected.user.discrepancy

