



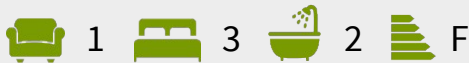
2 LLYS LLYS FARM

| LLANFECHAIN || SY22 6XD



A charming three-bedroom semi-detached country home in a peaceful rural setting with far-reaching views. Offering spacious accommodation including a reception room with open fireplace and kitchen with oil-fired cooker. Externally, there is a large driveway, car port, lawned gardens and two outbuildings. Ideally suited to those seeking a rural lifestyle within reach of Llanfechain.

£985 PCM



- Semi-detached three-bedroom country residence in a peaceful rural setting
- Generous lawned gardens with stunning far-reaching countryside views
- Two useful outbuildings offering storage
- Large driveway providing ample off-road parking and car port

DESCRIPTION

A charming and characterful three-bedroom semi-detached country residence, enjoying a peaceful rural setting with outstanding far-reaching views over the surrounding countryside. The property offers spacious and versatile accommodation, complemented by generous outside space and useful outbuildings.

The accommodation briefly comprises a welcoming entrance leading through to a spacious reception room, featuring a striking open fireplace which creates a warm and inviting focal point. The kitchen/breakfast room is fitted with a range of units and benefits from an oil-fired cooker, providing both practicality and character in keeping with the style of the property.

To the first floor, the property offers three well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation suitable for a range of tenants.



Externally, the property is approached via a large driveway providing ample off-road parking, together with a useful car port. The grounds are predominantly laid to lawn and enjoy a high degree of privacy, with uninterrupted countryside views creating a particularly appealing outdoor setting.

Further benefits include two substantial outbuildings offering excellent storage or workshop potential.

The property is ideally suited to those seeking a rural lifestyle, whilst remaining within reach of local amenities in Llanfechain and the surrounding villages.

W3W

Halls recommend using the What3Words to find the property - What3Words:///processes.today.decorate

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, County Hall, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 826000.

COUNCIL TAX

Band F.



EPC

Rating F - Exemption registered - For full copy of of the EPC please contact the agents.

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

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
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

20 Church Street | Oswestry | Shropshire | SY11 2SP

☎ 01691 670320

✉ oswestry.lettings@halls.gb.com

➡ www.halls.gb.com



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