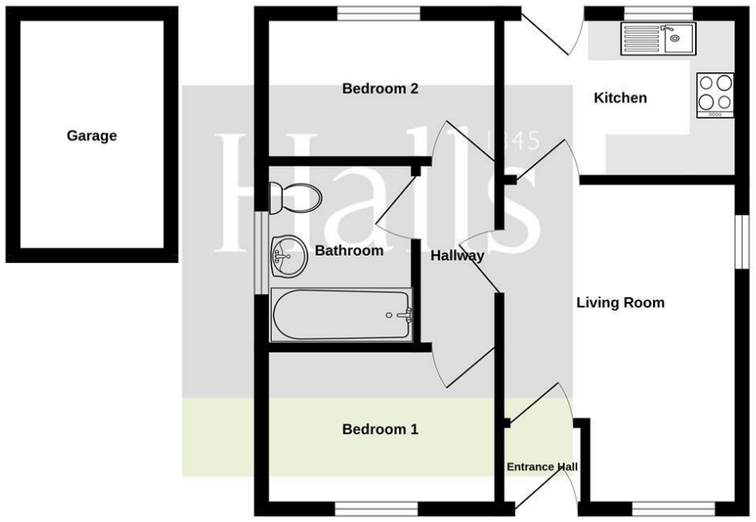
TO LET

53 Llwyn Perthi, Arddleen, Llanymynech, SY22 6QX

Ground Floor



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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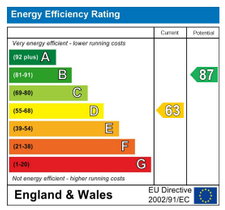
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised 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



Halls 1845

01938 555552

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

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TO LET

£825 Per Calendar Month

53 Llwyn Perthi, Arddleen, Llanymynech, SY22 6QX

A well-presented 2-bedroom bungalow to let in the popular village of Arddleen. Tucked away at the end of a quiet cul-de-sac, this freshly redecorated home offers comfortable, low-maintenance living. The property benefits from off-road parking for two cars, a private enclosed rear garden, and a newly installed oil boiler. A rare opportunity to rent a well presented, modernised bungalow in a sought-after village location. All new appliances in the kitchen, New bedroom carpets, EPC is a D but all recommendations carried out, new oil boiler, loft insulation topped up and new hot water jacket on cylinder.

TO LET

1 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

- **Village Location**
- **Off Road Parking and Garage**
- **Private Rear Garden**
- **Oil Central Heating**
- **Pets Considered**
- **Newly Decorated Throughout**

Accommodation
The accommodation includes a comfortable living room and a practical kitchen with plenty of wall and base units, plus a brand-new electric hob and oven. A back door leads straight out to the enclosed rear garden, where you'll also find a handy bin store.

There are two bedrooms, one of which has a built-in wardrobe, and a newly fitted bathroom with a fresh, modern feel.

Outside, there's a single detached garage with power, great for storage or hobbies, and it has a side door that takes you right into the garden for easy access.

Rental Terms
Rent: £825 per calendar month.
Deposit: £950.

Minimum 6 month tenancy.
First month's rent and deposit payable in advance.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH.
The property is in band 'D'

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

Directions
Postcode for the property is SY22 6QX.

What3Words Reference is hopeless.treaty.spooked

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