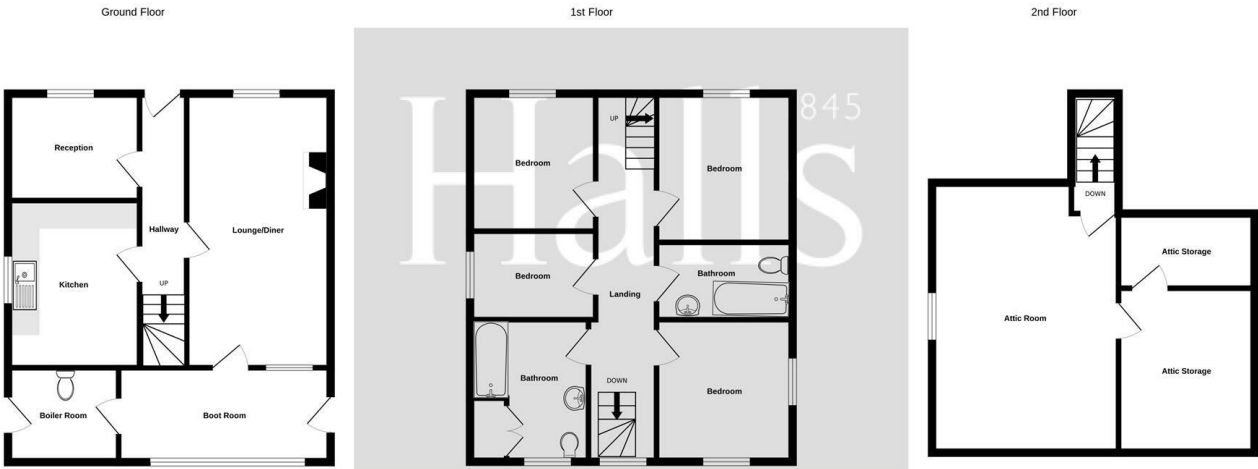


TO LET

Stone House Bwlch-Y-Cibau, Llanfyllin, SY22 5LH



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

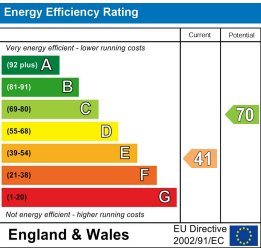
£1,625 Per Calendar Month

Stone House Bwlch-Y-Cibau, Llanfyllin, SY22 5LH

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



This charming stone detached property is full of character and enjoys a rural setting on the edge of Bwlch-Y-Cibau, offering convenient access to Llanfyllin, Welshpool and Oswestry. The home provides flexible accommodation to suit a variety of needs, complemented by an enclosed garden and private parking.



Halls

01938 555552

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



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01938 555552



2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Character Features
- Three Bay Carport
- Rural Location
- Good Commuting for Welshpool and Oswestry
- Oil Central Heating
- Pets Considered

Accommodation

This spacious three-storey home offers generous accommodation, character features and a flexible layout, making it ideal for families or anyone seeking a comfortable and practical home. On the top floor, you will find a large double bedroom with an impressive vaulted ceiling, along with a useful attic storage room.

The first floor provides three well-proportioned double bedrooms and a large single bedroom, offering plenty of sleeping or office space. This level also includes two bathrooms, each fitted with a bath, WC and hand basin, with one bathroom featuring a shower over the bath.

The ground floor is designed for versatile living. A large living and dining room forms the heart of the home, complete with an inglenook fireplace and log burner, creating a warm and inviting space. There is also a second reception room, perfect for use as an office, playroom or snug. The kitchen is well equipped with wall and base units, a breakfast bar, space for a 90cm electric cooker and plumbing for a washing machine. A practical boot room, which also houses the boiler, includes an additional WC.

Outside, the property benefits from ample parking, including a three-bay carport, along with a garden area. The yard is shared access with storage barns that are let and provides two parking spaces for the property.

This property combines space, character and convenience, offering a welcoming home environment in a versatile and well-designed layout.

Rental Terms

Rent: £1,625 per calendar month.
Deposit: £1,875.
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.
Pets Considered.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH.
Telephone: 01938 553001
The property is in band '

Directions

Postcode for the property is SY22 5LH.

What3Words Reference is outfit.outgrown.typified.

Services

Mains electricity and oil central heating are connected at the property. Private water supply (sub-metered and paid direct to the landlord). Septic tank to be emptied by the tenant once a year.

Viewings

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

Agents Notes

1.5 acre paddock available, by separate agreement for £50 pcm.

