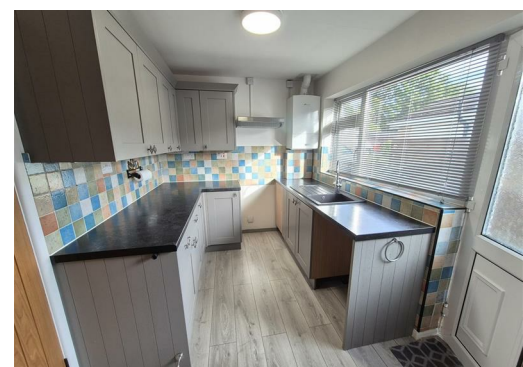




14 Raylaw Avenue, Guilsfield, Welshpool, SY21 9LY

Situated in a quiet cul-de-sac within the popular village of Guilsfield, this well-presented three bedroom detached bungalow offers comfortable and practical accommodation, together with private gardens, driveway parking and a single garage. The property benefits from mains gas central heating and is ideally suited to those seeking a peaceful village setting with convenient access to local amenities.



Accommodation

The property briefly comprises an entrance porch leading into the hallway, with useful airing and coat cupboards. There are two double bedrooms and a single bedroom, alongside a bathroom fitted with a bath with shower over, wash hand basin and WC.

The kitchen is fitted with a range of wall and base units, with space and plumbing for a washing machine, space for an electric cooker and a large fridge freezer, together with a pantry cupboard and side door providing access to the driveway.

A spacious living/dining room features patio doors opening onto the private rear garden, creating a pleasant connection between the living space and outside.

The rear garden is designed for ease of maintenance and includes a gravelled area, rockery, bench seating and greenhouse, with potential for a small vegetable patch. There is also rear access into the single garage, which benefits from power, lighting, workbench and shelving.

Externally, the property has a low-maintenance front garden and private driveway. There gates across the driveway that can be used to enclose the front of the property, creating a secure and private courtyard-style area if required. An external tap and hosepipe are also provided.



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 misstatement. 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. Made with Metropix 12/2016

Rental Terms

Rent: £950 per calendar month.

Deposit: £1096.

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 'E'

Services

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

Directions

Postcode for the property is SY21 9LY

What3Words Reference is soccer.length.campfires

Viewings

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

- Cul-de-sac location
- Single Garage and Off Road Parking
- Pets Considered
- Popular village of Guilsfield
- Mains Gas Central Heating
- Detached property with private garden

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

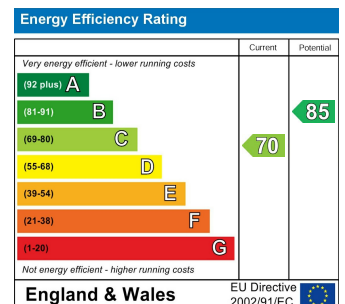
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