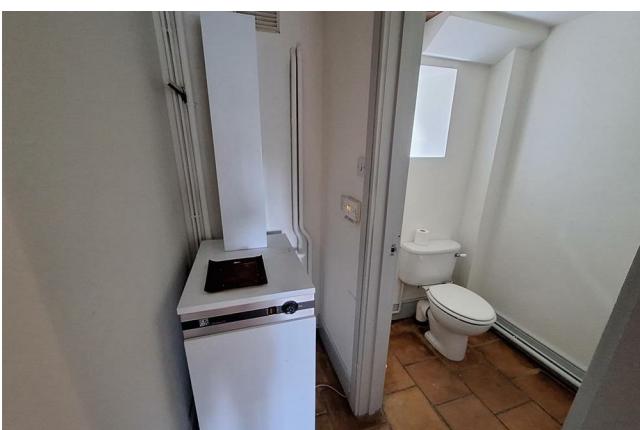






**Pond Cottage, Ty Bain, Llanfechain, SY22 6XQ**  
**£1,350 PCM**

Roger Parry & Partners are delighted to bring to the rental market this two bedroom house located near the village of Llanfechain, Powys.



The ground floor comprises a reception room featuring a recently installed log-burning stove, an entrance hall/family room with a log burner, and a cloakroom/WC. The breakfast kitchen is equipped with an Aga, an electric oven, and a gas hob, and includes a stable door providing access to the rear garden.

The first floor offers two double bedrooms, each with its own en-suite bathroom. The property is approached via a gravel driveway with parking for two vehicles, in addition to a car port providing further covered parking.

There is a lawned garden to the rear of the property with a multitude of mature plants and hedges. EPC Rating E. Available January . Oil fired central heating. Mains water.

Rent £1,350pcm

Holding deposit: £310 (Equivalent of 1 weeks rent)

Tenancy deposit: £1,550 (Equivalent of 5 weeks rent)

#### **ENTRANCE HALL/RECEPTION ROOM**

17'11" x 28'4" (5.465 x 8.635)

with wood burner, access to cloakroom and WC. Could be used as a third bedroom.

#### **RECEPTION ROOM 2**

26'6" x 15'0" (8.067 x 4.584)

With log burner, south facing window, door giving external access.

#### **KITCHEN/DINER**

with pantry, Aga, electric oven and gas hob. Breakfast bar and stable door giving access to the rear garden.

#### **CLOAKROOM WITH WC**

4'10" x 4'2" (1.480 x 1.278)

#### **MASTER BEDROOM**

21'3" x 17'4" (6.465 x 5.293)

with en-suite bathroom

#### **SECOND BEDROOM**

15'5" x 14'6" (4.696 x 4.432)

with en-suite bathroom

#### **COUNCIL TAX BAND F**

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH

#### **EPC RATING E**

For a full copy of the Energy Performance Certificate please contact agents.

#### **Measurements**

All measurements mentioned in these letting particulars are approximate

#### **Term**

Minimum occupation contract of 12 months

#### **Viewings**

By appointment only through Roger Parry & Partners

#### **Tenancy Deposit**

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

#### **Holding Deposit**

PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rightmove Landlord & Tenant Services, and if it becomes apparent that you have provided us with false or misleading information as part of your tenancy application, then again your holding deposit will not be returned. It will be retained by Roger Parry & Partners and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent due under that tenancy. Where your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request

Floor Plan  
(not to scale - for identification purposes only)

## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** E

## Tenure:

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343

**Roger  
Parry  
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.