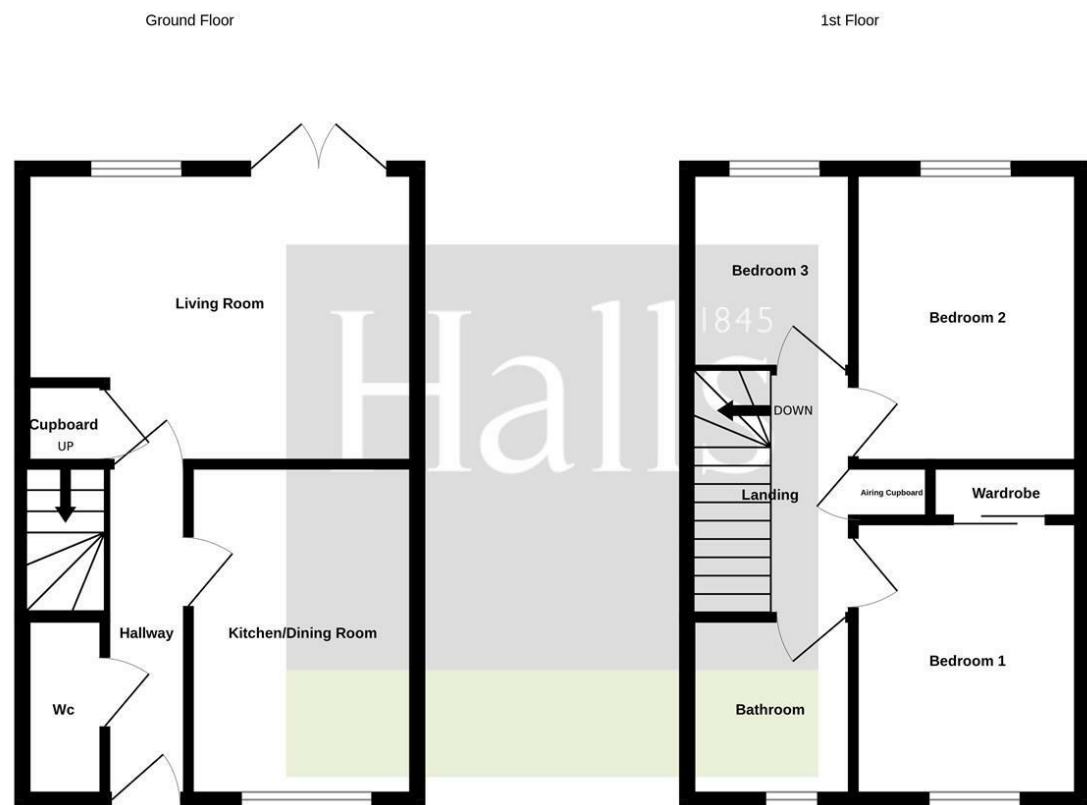


TO LET

4 Llwyn Nant, Guilsfield, Welshpool, Powys, SY21 9FD



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. Made with Metropix ©2026



TO LET

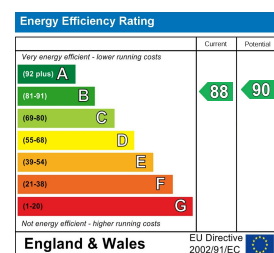
£1,000 PCM

4 Llwyn Nant, Guilsfield, Welshpool, Powys, SY21 9FD

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



4 Llwyn Nant is a beautifully presented three-bedroom semi-detached home situated within the popular Llwyn Nant development in Guilsfield. Offering stylish and energy-efficient accommodation throughout, the property features a modern kitchen/dining room, spacious living room with access onto the rear garden, three well-proportioned bedrooms and a contemporary family bathroom. Finished to a high standard throughout and benefitting from solar panels, zoned heating and double glazing, this attractive home is ideally suited to families and professional tenants alike.



01938 555552

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



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01938 555552



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern three-bedroom semi-detached home
- Spacious living room opening onto the rear garden
- Contemporary kitchen/dining room with integrated appliances
- Energy-efficient property with solar panels and zoned heating
- Popular village location within the Llwyn Nant development
- Available to rent at £1000 PCM

Accommodation

Entrance hallway, cloakroom/WC, modern kitchen/dining room, spacious living room with doors opening onto the rear garden, three bedrooms and contemporary family bathroom. Enclosed rear garden and off-road parking.

Services

Mains electricity, water and Air Source Heat Pump are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

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

Rental Terms

Rent: £1000 per calendar month.
Deposit: £1096
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.

Viewings

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

Directions

Postcode for the property is SY21 9FD

What3Words Reference is laptop.scorching.loops