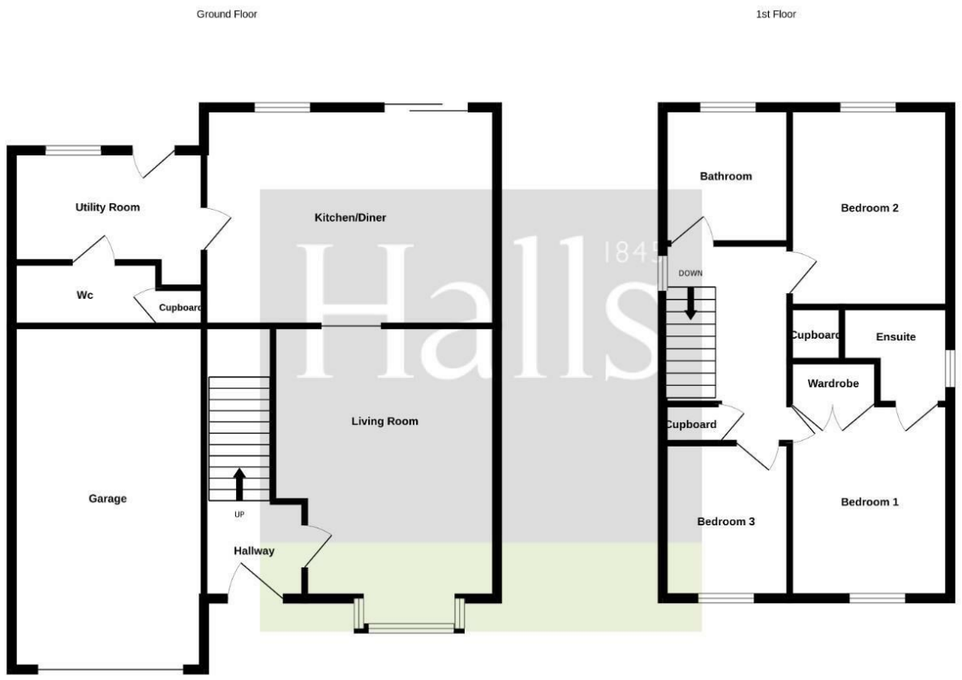
TO LET

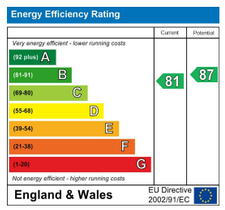
7 Llwyn Perthi, Arddleen, Powys, SY22 6QX



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

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 Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com

RICS Regulated by RICS
The Property Ombudsman
OnTheMarket.com
APPROVED CODE TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Halls 1845

TO LET

£1,000 PCM

7 Llwyn Perthi, Arddleen, Powys, SY22 6QX

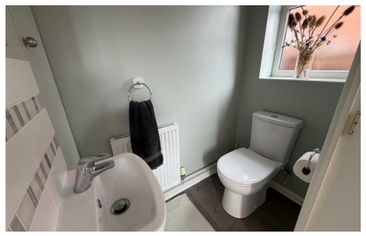
A well-presented environmentally friendly home situated in the popular village of Arddleen, offering comfortable and spacious accommodation in a peaceful residential setting. The property benefits from a modern kitchen, bright living accommodation, well-proportioned bedrooms, and an enclosed rear garden, making it an ideal home for a couple or small family.

TO LET

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s



- **Three-bedroom family home in the popular village of Arddleen.**
- **Spacious living room and open-plan kitchen/dining room.**
- **Master bedroom with en-suite shower room, plus a modern family bathroom.**
- **Useful utility room and ground floor WC.**
- **Driveway parking, garage, enclosed rear garden and open-plan front garden.**
- **Energy-efficient home benefiting from an air source heat pump and solar panels.**

Accommodation Summary
The property is entered via a welcoming entrance hall, which provides access to a spacious living room. The open-plan kitchen/dining room features double doors opening onto the enclosed rear garden, creating an ideal space for both everyday living and entertaining. A useful utility room and a downstairs WC complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from driveway parking, a garage, an enclosed rear garden and an open-plan front garden, which has been managed as a wildflower meadow. Further advantages include an air source heat pump and solar panels, providing an energy-efficient and economical home.

Rental Terms
Rent: £1000 per calendar month.
Deposit: £1153
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. Telephone: 01938 553001
The property is in band 'E'

Services
Mains electricity and water/ drainage are connected at the property. None of these services have been tested by Halls.

Directions
Postcode for the property is SY22 6QX

What3Words Reference is ///cropping.coder.stardom

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
01938 555552