



## 23 Bridge Street, Llanfyllin, Powys, SY22 5AU

Situated in the town of Llanfyllin close to local shops and amenities this character cottage has triple glazing, heat recovery system, modern kitchen and shower room. The open plan living area has lounge area and kitchen with breakfast bar, double bedroom and second room with desk and mezzanine area.



## Accommodation

A 1 bedroom terrace cottage with French doors leading to an enclosed courtyard garden, which offers outside seating and a storage shed. Accommodation briefly comprises open plan living dining downstairs, stairs leading up to double bedroom with built in storage, shower room with shower w/c and hand basin, second room, currently used as an office with a mezzanine bed sleeping area.

## Rental Terms

Rent: £600 per calendar month.

Deposit: £690.

Minimum 12 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered.

## Services

Mains electricity, water and electric heating are connected at the property. The property also benefits from solar panels.

## Local Authority/Tax Band

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

Telephone: 01938 553001

The property is in band 'A'

## Directions

Postcode for the property is

What3Words Reference is

## Viewings

Strictly by appointment only with the selling agents:

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

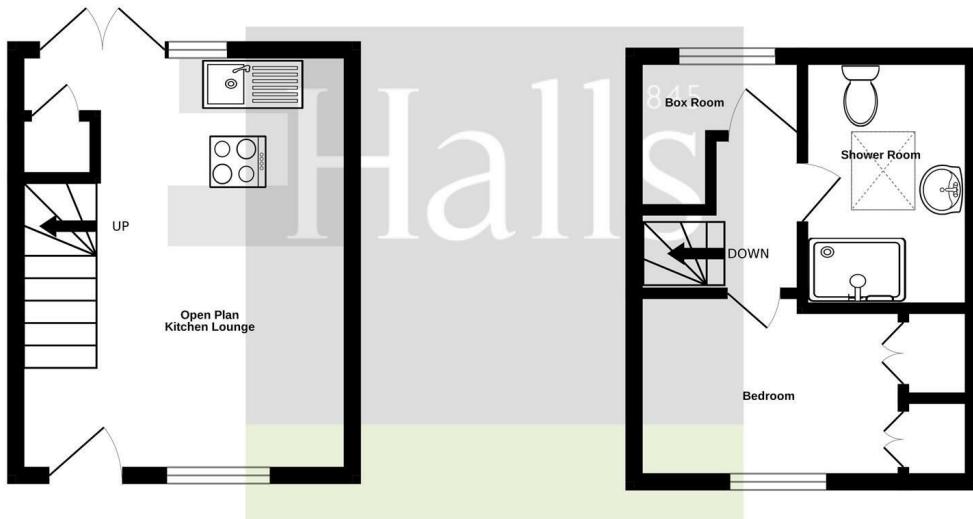
Tel No: 01938 555552.

Email: [welshpool@hallsrgb.com](mailto:welshpool@hallsrgb.com)

- All new Energy Efficiency Upgrades including solar panels and air source heat pump
- Located just off the main high street
- Close to all local amenities
- Small Rear Courtyard
- Pets Considered

Ground Floor

1st Floor



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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**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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