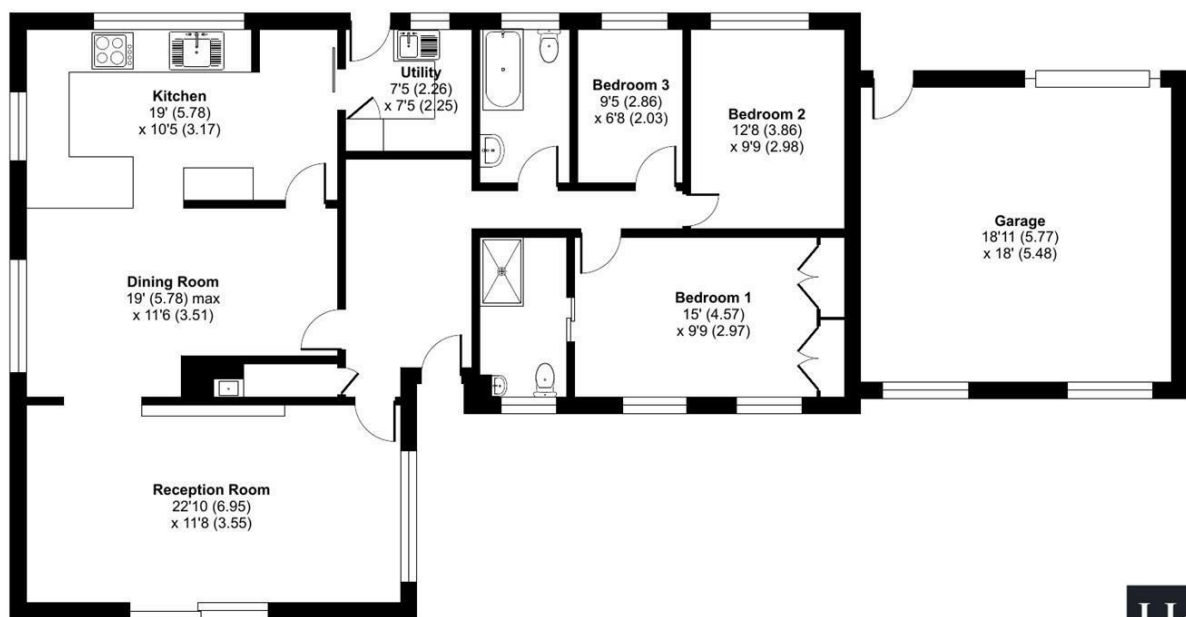


TO LET

Is Y Coed Llanfyllin, SY22 5HS



Approximate Area = 1394 sq ft / 129.5 sq m
Garage = 340 sq ft / 31.6 sq m
Total = 1734 sq ft / 161.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecom 2026. Produced for Halls. REF: 1428815



TO LET

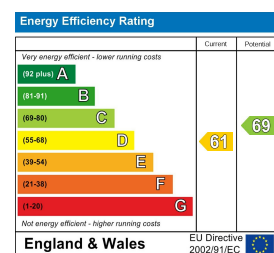
£1,500 Per Calendar Month

Is Y Coed Llanfyllin, SY22 5HS

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



Set in the peaceful countryside just outside Llanfyllin, this stunning detached bungalow offers a perfect blend of comfort and style. The property features a spacious open-plan kitchen, dining, and living area, with doors leading out onto a raised entertainment space—ideal for relaxing or hosting guests while enjoying the surrounding views. The main bedroom benefits from a private ensuite, complemented by two further well-proportioned bedrooms. Outside, the home boasts beautifully landscaped gardens, along with private parking and a garage.



01938 555552

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



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01938 555552



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented detached bungalow in a peaceful rural setting
- Spacious open-plan kitchen, dining, and living area
- Generous main bedroom with private ensuite facilities
- Stunning landscaped gardens
- Private parking and a garage
- Picturesque countryside views, offering a serene and private setting

Rental Terms

Rent: £1,500 per calendar month.
 Deposit: £1,730.
 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, water, septic tank drainage, Gas LPG for cooker and oil central heating are connected at the property.

Viewings

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

Directions

Postcode for the property is SY22 5HS

What3Words Reference for start of drive to property - fallen.latest.swooned

What3Words Reference for property - globe.thread.taster

Accommodation

This well-designed detached bungalow offers spacious and versatile accommodation, ideal for comfortable modern living. At the heart of the home is a generous kitchen, seamlessly connected to a bright dining room, creating an excellent space for everyday living and entertaining. A separate reception room provides a cosy yet spacious area for relaxation.

The property features three bedrooms, including a well-proportioned principal bedroom, alongside two additional bedrooms that can be used for family, guests, or a home office. A family bathroom is centrally located, complemented by a practical utility room adding convenience to daily life.

Externally, the property benefits from a stunning landscaped garden, with entertaining area accessed from the living room. There is substantial garage and private parking. The overall design ensures a comfortable balance of open living space and private accommodation, making this an ideal home in a peaceful rural setting.