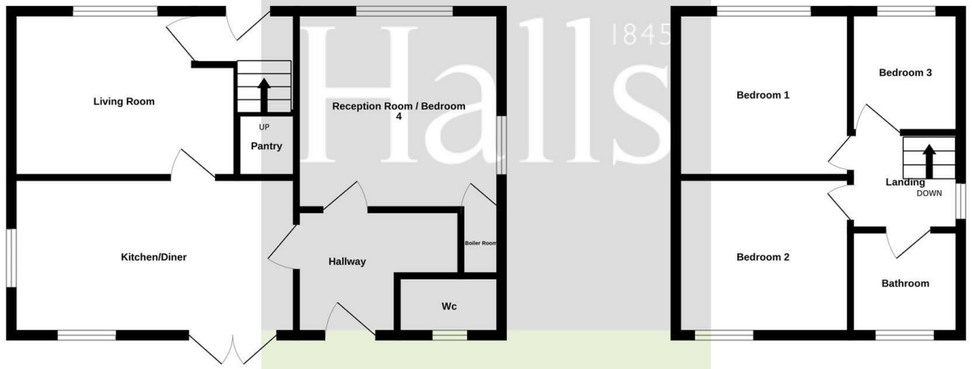
TO LET

26 Ffordd Newydd, Bettws Cedewain, SY16 3DR

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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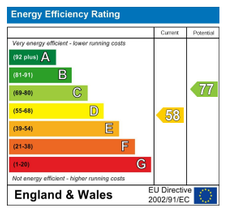
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised 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 Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@hallsgb.com

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Halls 1845

TO LET

£875 PCM

26 Ffordd Newydd, Bettws Cedewain, SY16 3DR

Situated in the village of Bettws Cedewain, 26 Ffordd Newydd is a spacious three/four-bedroom detached home offering versatile accommodation, well-proportioned living spaces and a generous garden. The property benefits from a flexible ground-floor room suitable for use as a fourth bedroom, home office or additional reception room, making it an ideal choice for a variety of households. Outside, the paved patio and lawn provide ample space for outdoor enjoyment, while the driveway offers off-road parking for approximately three vehicles. Viewing is highly recommended to appreciate the space and flexibility this property has to offer. No Pets.

TO LET

0 Reception Room/s

4 Bedroom/s

0 Bath/Shower Room/s

- **Three/four-bedroom detached house**
- **Versatile ground-floor reception room/bedroom four**
- **Spacious kitchen/diner with French doors to the garden**
- **Living room with fireplace**
- **Generous garden with paved patio and lawn**
- **Off-road parking for approximately three vehicles**

Accommodation Summary
The accommodation comprises an entrance hallway, living room with fireplace, kitchen/diner with fitted units and French doors opening onto the rear patio, a versatile ground-floor reception room/bedroom four and a separate WC. To the first floor are three bedrooms and a family bathroom fitted with a bath and shower screen. Outside, the property benefits from a generous garden with a paved patio, lawn and established trees, together with off-road parking for approximately three vehicles.

Services
Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

Rental Terms
Rent: £875 per calendar month.
Deposit: £1009
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'

Directions
Postcode for the property is SY16 3RD

What3Words Reference is ///satin.requested.mole

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