

**TO LET****£785 Per Calendar Month**

## School Bungalow, Bwlch-Y-Cibau, Llanfyllin, Powys, SY22 5LN

Situated in the village of BwlchY Cibau, the accommodation comprises entrance porch, kitchen with fitted units, with electric oven and hob, 1 double bedroom, 1 small double bedroom, office/nursery, bathroom with large walk in shower, bath, WC and hand basin. To the rear there is a private garden with garden shed with power, raised beds and patio area.



- Rural Location
- Workshop with power and light
- Private Garden
- Oil Central Heating
- Log Burner in Lounge



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s



### Rental Terms

Rent: £725 per calendar month.  
Deposit: £835.

Minimum 6 month tenancy.  
First month's rent and deposit payable in advance.  
Pets Considered

### Services

Mains electricity, oil central heating and private water supply (sub-metered and paid direct to the landlord) are connected at the property.

### Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH.  
Telephone: 01938 553001

The property is in band 'D'

### Viewings

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

### Directions

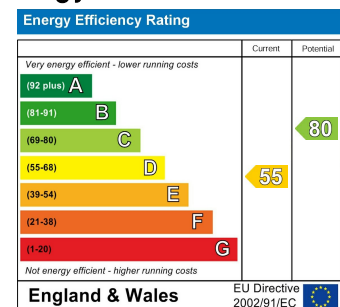
Postcode for the property is SY22 5LN

What3Words Reference is [undertook.insiders.should](https://www.what3words.com/undertook.insiders.should)

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**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 Performance Ratings



01938 555552

14 Broad Street, Welshpool, Powys, SY21 7SD  
Email: [welshpoollettings@hallsgb.com](mailto:welshpoollettings@hallsgb.com)



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