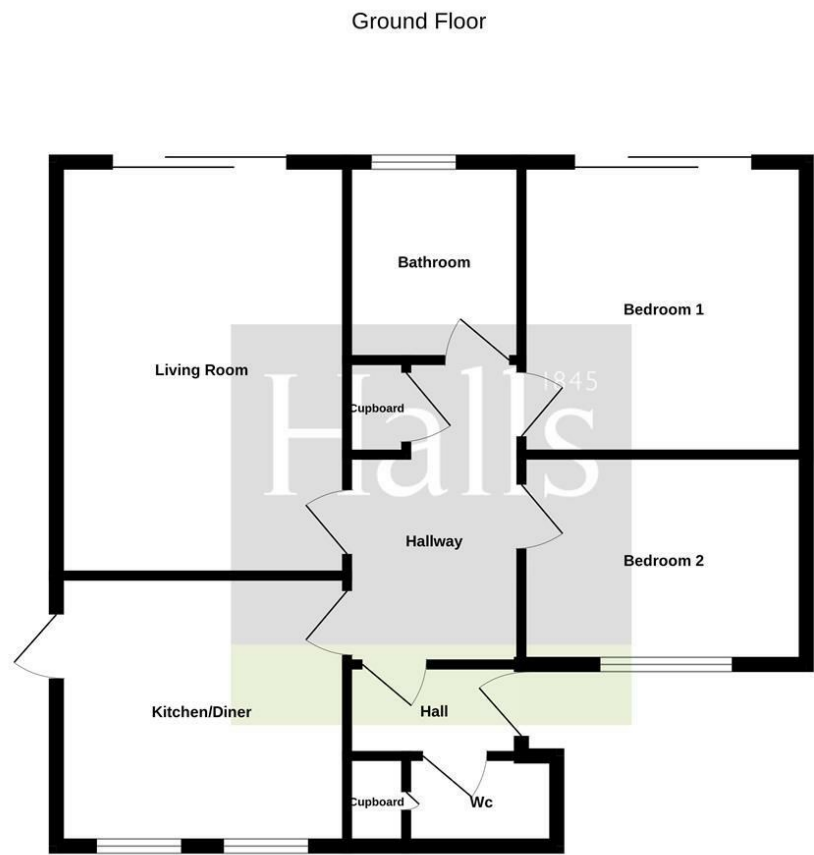


TO LET

36 Maldwyn Way, Montgomery, Powys, SY15 6RD

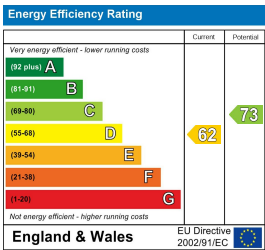


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given. Made with Metropex C2025.

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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36 Maldwyn Way, Montgomery, Powys, SY15 6RD

A delightful 2 bed bungalow situated within the popular town of Montgomery. The property benefits from double glazing throughout and oil fired central heating. The accommodation briefly comprises; Entrance Hall, WC with storage cupboard, Hall, Good Sized Kitchen / Diner, Living Room with Patio doors to rear garden, Bedroom 1 with patio doors to rear garden, Bedroom 2. Externally the property boasts a front lawned area, private enclosed rear garden with patio area and a useful storage shed. No Pets.



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01938 555552



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two-bedroom bungalow situated in the highly sought-after town of Montgomery
- Benefitting from double glazing throughout and oil-fired central heating
- Good-sized kitchen / diner
- Bright living room with patio doors opening onto the rear garden
- Two bedrooms, both well-proportioned with Bedroom 1 also enjoying direct access to the garden
- Attractive outdoor space including front lawn, private enclosed rear garden with patio area, and useful storage shed

Accommodation

A delightful 2 bed bungalow situated within the popular town of Montgomery. The property benefits from double glazing throughout and oil fired central heating. The accommodation briefly comprises; Entrance Hall, WC with storage cupboard, Hall, Good Sized Kitchen / Diner, Living Room with Patio doors to rear garden, Bedroom 1 with patio doors to rear garden, Bedroom 2. Externally the property boasts a front lawned area, private enclosed rear garden with patio area and a useful storage shed.

Services

Oil Fired Central Heating, Gas cylinder's service the Hob above the cooker. Mains Electricity, Mains Water and Drainage are understood to be connected. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'

Rental Terms

Rent: £850 per calendar month.
Deposit: £980
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.

Viewings

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

Directions

Postcode for the property is SY15 6RD

What3Words Reference is picturing.metro.dust