

Town & Country

Estate & Letting Agents



22 Maes Myllin, Llanfyllin, SY22 5DQ

£950 Per Month

Town and Country Oswestry offer this well maintained three bedroom family home to the rental market. The property has a lounge, dining room/ kitchen, conservatory, cloakroom, three bedrooms and a family bathroom. There are gardens to the side and the rear along with off road parking. Llanfyllin offers all daily amenities including shops, school and good road links. All rentals require one month's rent in advance and one month's rent as a damage deposit.

Directions

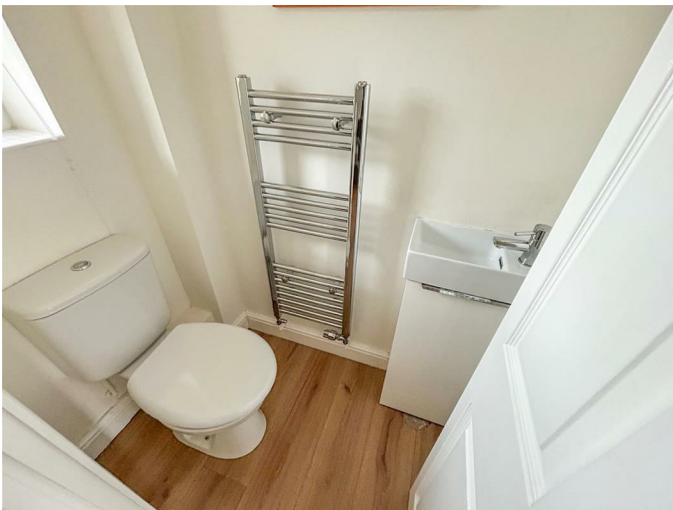
From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx. 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin proceed through the village and turn right just before The Cross Keys pub onto turn right onto Ffordd Y Cain and right again onto Maes Myllin. The property will be identified by our For Let board at the end of the cul de sac.

Accommodation Comprises

Hall

Welcoming hall with wood flooring, part glazed door to the front and stairs off to the first floor.

Cloakroom



Ground floor cloakroom with W/C, wash hand basin on vanity with mixer tap over, window to the front, wood flooring and heated towel rail.

Lounge



Spacious lounge with French doors to the rear, wood flooring, coved ceiling, understairs cupboard (great for storage), telephone point and TV point.

Kitchen/Dining Room



Bright and modern kitchen with base and wall units with granite worktops, one and a half bowl sink and mixer tap, breakfast bar, glazed door to the side, windows to the front and rear letting in lots of natural light, tiled floor and spotlights. Appliances include eye level Neff electric double oven and microwave, 5 ring hob, Neff gas hob, integrated Neff dishwasher and washing machine and integrated fridge/freezer.

Additional Photograph



Bedroom One



Double bedroom with window to the rear, radiator, TV point and telephone point.

Conservatory



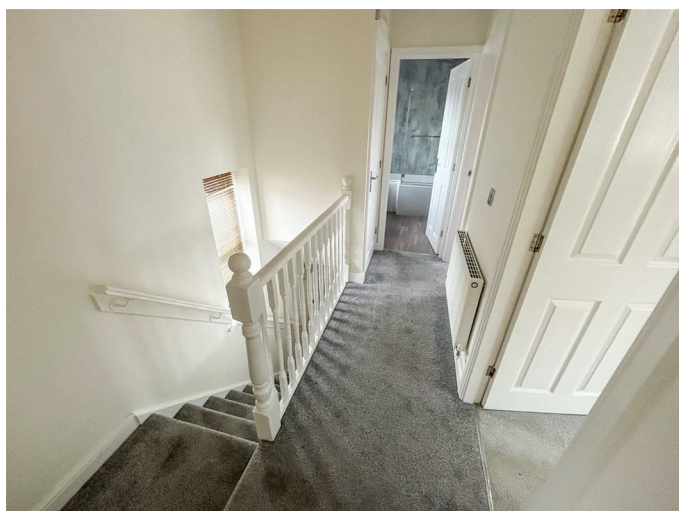
Perfect for enjoying the summer months, the conservatory has wood flooring and dwarf wall.

Bedroom Two



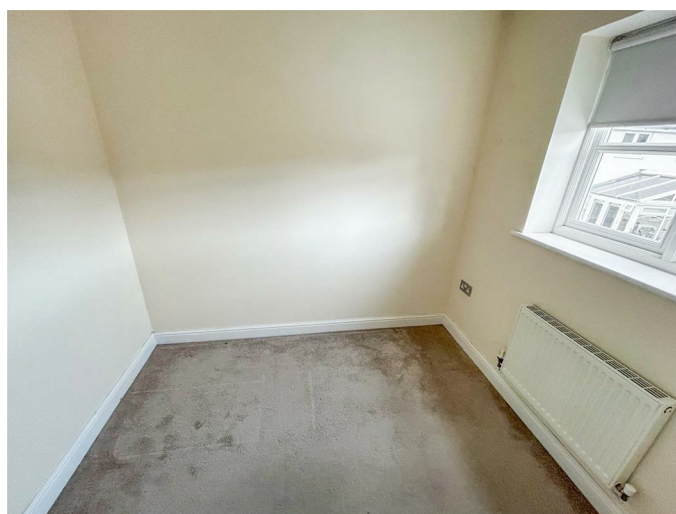
Second bedroom with built in triple wardrobe, window to the rear, telephone point and radiator.

Landing



With doors off to all bedrooms and bathroom, window to the front, radiator and airing cupboard housing the gas boiler.

Bedroom Three



Having window to the front and radiator.

Bathroom



Comprising P shaped bath with glass screen and mains shower over with two heads, wash hand basin with mixer tap and W/C on vanity. Having laminate flooring, spotlights, extractor fan, heated towel rail and fully tiled and aqua panelling.

To The Front



Having two parking spaces to the front.

To The Rear



With lawn to the side and rear, shed and decked area.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band D.

To Book a Viewing

Viewing is strictly by appointment, please call our lettings team on 01691 679631 to arrange.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

Additional Information

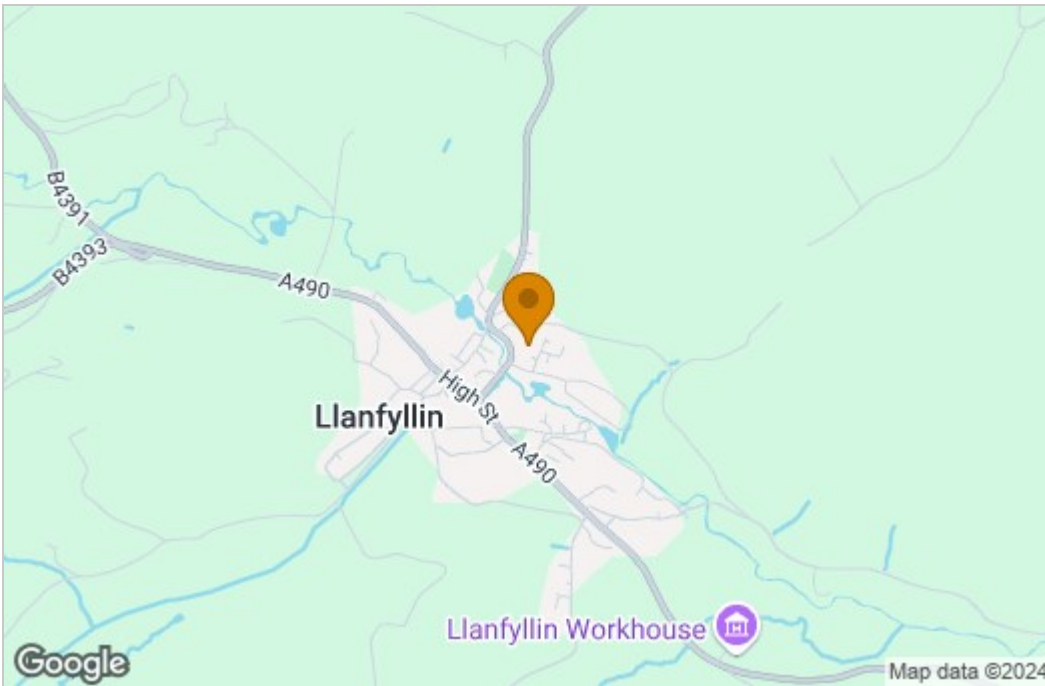
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in

these sales particulars which are approximate and intended for guidance purposes only.

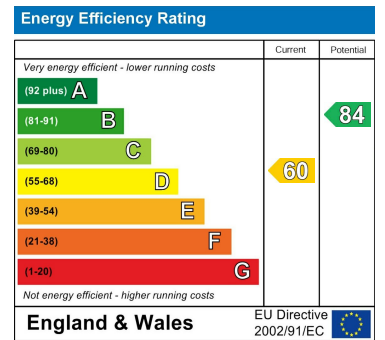
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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