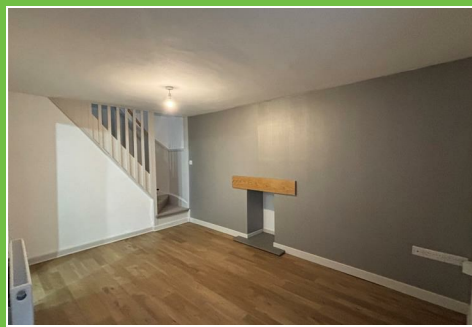


Town & Country

Estate & Letting Agents



**Minffordd Bridge Street, Llanfyllin,
SY22 5AY**

£645 Per Calendar Month

Town and Country Oswestry offer this delightful, two bedroom cottage to the rental market. The property has a lounge, kitchen, two bedrooms and a family bathroom. There is a shed and a good sized front garden. 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. ****Please note this property is NOT suited to PETS****

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 Cain Valley Hotel into Bridge Street and follow the road passing Maes Myllin estate where the property will be identified on the right hand side set back from the road.

Lounge 8'11" x 13'7" (2.72 x 4.15m)



Door and Window to the Front, feature fireplace with wood beam over, radiator, wood effect flooring.

Kitchen 16'6" x 5'5" (5.05 x 1.66m)



A range of base and wall units with work top over, electric cooker and hob, space for fridge freezer, plumbing and space for washing machine, window to the front, double stainless steel sink with mixer tap.

Bedroom One 16'6" x 6'10" (5.03 x 2.10m)



Window to the front and to the side, radiator and carpeted flooring.

Bedroom Two 8'3" x 5'10" (2.53 x 1.80)



Window to the front, radiator and carpeted flooring.

Bathroom



Bath with shower overhead, W/C, heated towel rail, Velux roof window, wash hand basin on vanity unit, built in shelving.

Front Garden



A paved pathway leads to the front door with shared access to the neighbouring property, good sized

lawned area enclosed with fencing and garden shed for storage.

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 C.

Hours Of Business

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

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Services

The agents have not tested the appliances listed in the particulars.

Town and Country Services

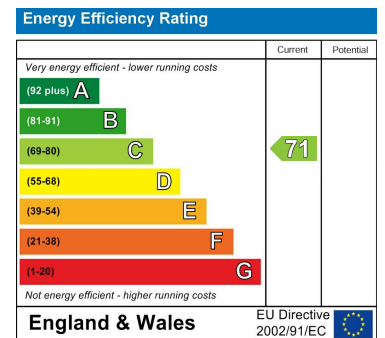
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Floor Plan

Area Map



Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

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