Town & Country

Estate & Letting Agents









6 Y Ddol, Penybontfawr, SY10 0NP

£750 Per Month

Nestled in the charming village of Y Ddol, Penybontfawr, this delightful two-bedroom property is now available to let. The location offers a serene and picturesque setting, perfect for those seeking a peaceful lifestyle while still being within reach of local amenities.

The property boasts a warm and inviting atmosphere, ideal for individuals or small families. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The village itself is known for its friendly community and beautiful surroundings, making it a wonderful place to call home.

This property presents an excellent opportunity for anyone looking to enjoy the charm of village life while benefiting from the comforts of a modern home. If you are seeking a peaceful retreat in a lovely community, this two-bedroom property in Y Ddol is certainly worth considering.

Directions

Leave Oswestry heading South on the A483 towards Welshpool. Upon reaching the Llynclys Crossroads, turn right onto the A495 signposted for Llanrhaeadr-ym-Mochnant.
Continue along this road, following signs for the B4396. Just before entering the village of Llanrhaeadr-ym-Mochnant, take the left-hand turn signposted for Lake Vyrnwy / Bala. Follow this scenic route for approximately 2 miles as it guides you into the heart of Penybontfawr.
As you enter the village, proceed past the local shop/post office and take the next left turn into the Y Ddol cul-de-sac development, where Number 6 will be identified on the right-hand side by our to Let board.

Accommodation Comprises

The front of the property features a neat, low-maintenance lawned garden with a paved pathway leading to the front door.

Entrance Hallway

Lounge



A spacious yet cosy living area centred around a free-standing log burner style stove on a slate hearth. The room benefits from a large front-facing double-glazed window that floods the space with natural light,

Additional Photos



Kitchen

A functional and well-proportioned kitchen space designed to accommodate modern appliances. Positioned at the rear of the property, it provides a practical workspace for cooking and everyday dining. with door leading to W.C

Downstairs WC

A highly convenient ground floor cloakroom fitted with a low-level WC and wash hand basin, ideal for guests and busy households

Bedroom one



A bright and airy primary double bedroom situated on the first floor. Offering ample space for a double bed and freestanding bedroom furniture, the room features large windows providing pleasant views over the front of the property

Bedroom two



A versatile second bedroom located on the first floor, perfect for use as a guest room, children's bedroom, or a dedicated home office setup.

Bathroom



Main family bathroom with white bathroom suit and shower over bath.

Off road parking

To the rear, the property boasts a secure driveway with allocated off-road parking comfortably accommodating two vehicles, alongside a practical sheltered carport structure

Tenant Information

Information for tenants:
Rent: £750.00 per calendar month
Deposit: £750.00 Equivalent to 1 Months Rent
Council Tax Band: C (Powys Council)
Measurements: All measurements are approximate
Services: We are advised that mains water, gas and electric are available
Contract-Holder Fees For Property Listings In Wales
In addition to paying rent, you may be required to make the following permitted payments under the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019.
Before The Contract Starts (Payable to Town & Country Property Services Oswestry)
• Holding Deposit: Capped at 1 week's rent (Calculated as RentPCM ÷ 4.35). Held securely to secure the property and put towards your first month's rent upon successful completion of the occupation contract. Funds may be retained if the applicant provides false/misleading information or withdraws.
• Security Deposit: Equivalent to 4 weeks' rent to cover damages or defaults.
During The Contract (Payable to the Agent)
• Management of Rent Arrears: Interest charged at 3% above the Bank of England base rate for each day the payment is outstanding, applicable once the rent is 7 days overdue.
• Replacement Lost Keys or Access Cards: Limited strictly to the actual cost of the replacement keys or security devices.
• Early Termination (Mutual Surrender): If a contract-holder requests to end a fixed-term contract early, fees are negotiated case-by-case and restricted to the reasonable financial loss incurred by the landlord or agent.

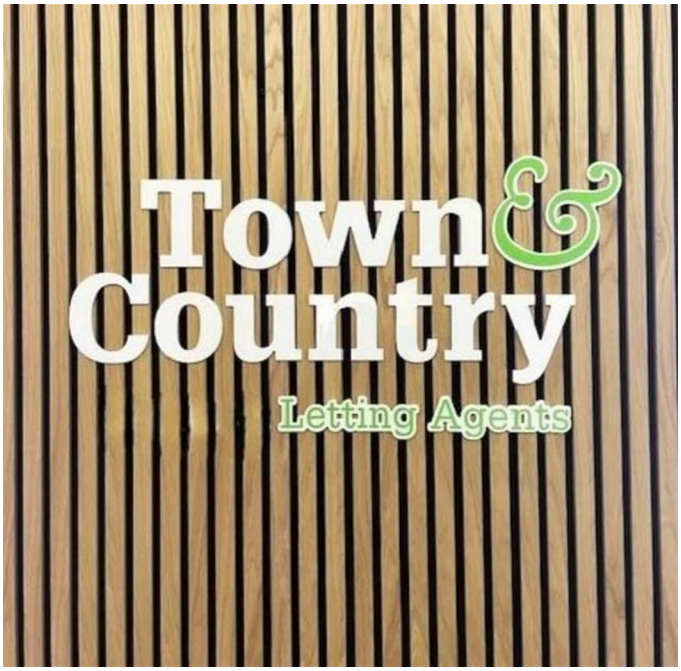
To View

To view please complete an interest to view form through Rightmove,
Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

Hours of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Lettings Services



At Town & Country Property Services, we make letting your property simple, stress-free, and successful. Because our office sits right on the border, we look after landlords and homes across both Wales and England. We take care of all the legal details for you—including our Rent Smart Wales Licence (Number #LR-71189-10455)—so you can relax knowing your investment is in safe

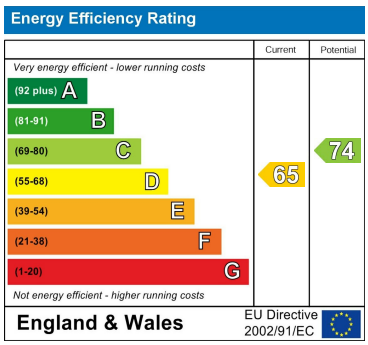
hands.
Whether you want us to handle everything or just need help finding the right tenant, we offer flexible services tailored to your needs:
• Let Only (Tenant Find) Service: Perfect for hands-on landlords. We handle the professional marketing, conduct viewings, run thorough background and credit checks, set up the legally compliant tenancy agreements, and safely collect the first month's rent and deposit before handing the keys over to you.
• Full Property Management & Advice: Ideal for complete peace of mind. We act as the direct point of contact for your tenants, handle 24/7 maintenance, conduct regular check-in inspections, and offer expert advice on cross-border regulations to keep you fully compliant on either side of the border.
• Void Period Management: Empty properties cost money, so we work proactively to keep your investment profitable. We start marketing your property weeks before a tenant moves out, advise on quick touch-ups to maximize appeal, and can coordinate essential maintenance while the property is vacant to ensure zero time is wasted.
Ready to get started? Contact our friendly local team today to book your free rental valuation. Give us a call on 01691 679631 or drop us an email at lettings@townandcountryoswestry.com.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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