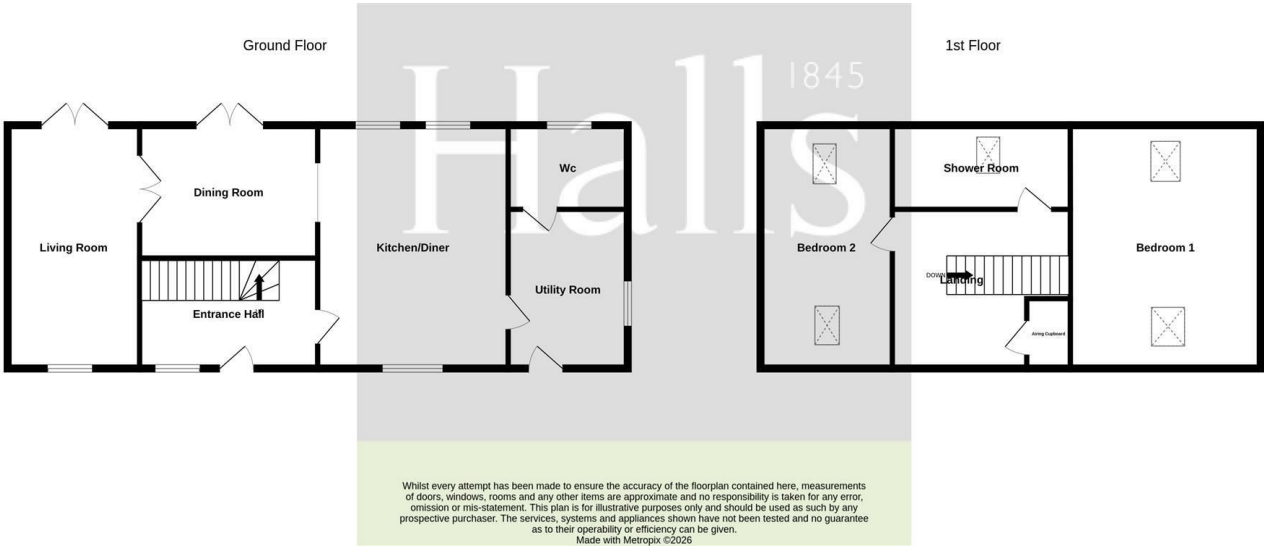


TO LET

2 Hornby Barns, Llandinam, Newtown, Powys, SY17 5BQ



TO LET

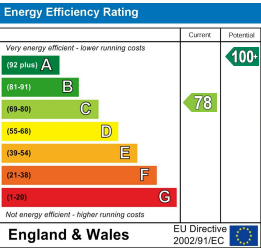
£900 PCM

2 Hornby Barns, Llandinam, Newtown, Powys, SY17 5BQ

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



01938 555552

Welshpool Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@halls.gb.com



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An attractive and spacious two-bedroom barn conversion enjoying a delightful rural setting with far-reaching countryside views. The well-presented accommodation is arranged over two floors and offers a generous kitchen/diner, separate dining room and living room, together with a useful utility room and ground-floor WC. Upstairs are two well-proportioned double bedrooms and a shower room, with rooflights providing plenty of natural light. Externally, the property benefits from an enclosed outdoor area from which to enjoy the surrounding views, together with an EV charging point. The property is served by oil-fired central heating and has an EPC rating of C. NO PETS.



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01938 555552



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Spacious two-bedroom barn conversion
- Superb rural setting with far-reaching countryside views
- Kitchen/diner, separate dining room and living room
- Two generous double bedrooms and first-floor shower room
- Useful utility room, ground-floor WC and EV charging point
- Oil-fired central heating and EPC Rating C

Accommodation Summary

The ground-floor accommodation comprises an entrance hall with staircase to the first floor, a living room, separate dining room with doors leading outside, and a spacious kitchen/diner fitted with a range of contemporary units, work surfaces, sink and integrated oven and hob. Beyond the kitchen is a useful utility room with external access and a separate WC.

To the first floor, a spacious landing gives access to two double bedrooms, both benefiting from rooflights, together with a shower room comprising a shower enclosure, WC and wash hand basin. An airing cupboard provides additional storage.

Externally, there is an enclosed gravelled and paved outdoor area enjoying impressive open countryside views, along with an EV charging point.

Services

Mains electricity, private water and oil central heating are connected at the property. 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: £900 per calendar month.
Deposit: £1038.
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.

NO PETS

Directions

Postcode for the property is SY17 5BQ

What3Words Reference is ///wooden.relations.routine