





Nant Y Bwt Mount Road, Llanfair Caereinion, Powys, SY21 0AT
£1,250

This impressive individually designed 4/5 bedroom detached house is situated in an elevated position in the heart of the town of Llanfair Caereinion and enjoys views towards open countryside. Having 3 open fronted garages, off road parking for 8/10 cars, available for a short-term let of 6-12 months.



The accommodation briefly: Entrance porch, shower room, conservatory, Sitting room, Kitchen/family room, Office/bedroom 5, cloak room, landing, four bedrooms, bathroom. Externally, there is twin open fronted garage, a single garage, large garden and driveway parking.

The property is available on a short-term let of 6-12 months as the property will be going up for sale. No pets.

Rent: £1,250 pcm
Deposit: £1,440
Holding Deposit: £280

OAK FRAMED ENTRANCE PORCH

Composite front door to:

ENTRANCE HALLWAY

Tiled floor, staircase to the first floor, window to the front aspect, utility cupboard with plumbing and space for washing machine and shelving over. Opening to:

SHOWER ROOM

Suite comprising low level W.C., wall mounted wash hand basin with tiled splashback, fully tiled shower cubicle with twin heads, tiled floor, light/shaver socket and window to the front.

VAULTED DINING/CONSERVATORY

Double glazed full height vaulted glass roof, 2 French doors and side screen leading out to the rear patio and gardens and built in cloaks cupboard.

SITTING ROOM

Dual aspect with windows to the rear and French doors to the patio and gardens and wooden fire surround with slate hearth and inset log burner.

KITCHEN/FAMILY ROOM

The kitchen area is fitted with a range of base cupboards with work surfaces over, matching eye level cupboards, twin bowl stainless steel sink with mixer tap and drainers to either side, part tiled walls, integrated double oven with cupboards above and below, fridge, microwave and dishwasher, central island with a 4 ring hob and drawers below, 2 windows to the front and 3 to the side and tiled floor. Opening to the family room - brick fireplace with inset log burner and French doors to both sides.

OFFICE/BEDROOM 5

Wood effect flooring, built in double cupboard, cupboard housing the boiler with shelving over. Composite door to the side and door to:

CLOAKROOM

Suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboard under, part tiled walls and window to the side.

GALLERIED LANDING

Overlooking the dining/conservator with vaulted double glazed roof enjoying views towards open countryside, hatch to loft and radiator.

BEDROOM 1

Dual aspect room enjoying views towards open countryside, radiator and 3 built in double wardrobes.

BEDROOM 2

Dual aspect and enjoying views towards open countryside, wood panelling to 1 wall, built in cupboard and radiator.

BEDROOM 3

Airing tank with tank and slatted shelving, 2 built in double wardrobes with shelving between, radiator and window the front aspect with views towards open countryside.

BEDROOM 4

2 built in double wardrobes, radiator and window the the front aspect with views towards open countryside.

BATHROOM

Wood panelled bath with tiled splashback, pedestal wash hand basin, low level W.C., corner shower cubicle, tiled floor, double glazed Velux window, heated towel rail and built in storage recess.

OUTSIDE

TWIN OPEN FRONTED GARAGE

With power and light and storage to the end. Door to the side gardens.

SINGLE OPEN FRONTED GARAGE

Power and light.

SIDE

Gravel driveway leading to a WORKSHOP- power and light, twin doors to the front, work bench and personal door to the side. Area laid to grass. Steps up to a GARDEN SHED.

FRONT

Gravel driveway providing parking and turning for numerous cars. The gardens are to the front and side and are mainly laid to lawn with flower and shrub borders and a

REAR

Patio entertainment area with gravel path leading to the side which is mainly laid to lawn with a gate to the front.

Term

Occupation Contract for a minimum period of 6 months

EPC Rating C

For a full copy of the Energy Performance Certificate please contact agents

Council Tax Band G

Powys County Council

Viewings

By appointment only through Roger Parry & Partners

Measurements

All measurements mentioned in these lettings particulars are approximate

Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding deposit

PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rightmove Landlord & Tenant Services, and if it becomes apparent that you have provided us with false or misleading information as part of your tenancy application, or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by Roger Parry & Partners and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent due under that tenancy. Where your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Powys County Council

Council Tax Band: G

EPC Rating: C

Tenure:

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Leave Welshpool take the A458 sign posted Dolgellau for approximately 10 miles to the town of the Llanfair Caereinion. On entering the town turn left over the river bridge and bear left into Mount Road. The property can be found a short distance on the right hand side,

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.