



**TO LET**

**£500 PCM**

Cae Gors, 20 Brynglas,  
Welshpool, Powys, SY21 7TL

A well presented 2 bedroom semi-detached bungalow situated in an elevated position but still conveniently located for the town centre amenities. Newly fitted (March 2018) Worcester Gas boiler  
Current EPC Rating - D





1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s

- Semi-detached bungalow
- 2 Bedrooms
- Driveway & Car Port
- Attractive Rear Garden
- Elevated Position
- Good access to town centre

### DESCRIPTION

20 Bryn Glas comprises a well presented semi detached bungalow, with the benefit of UPVC double glazed windows and mains gas central heating, situated in an elevated position but within walking distance of the town centre and on the local bus route.

The bungalow offers well laid out accommodation which provides for Entrance Lobby with door to fully fitted Kitchen/Dining Room with usual range of work surfaces, cupboard and drawer space, integrated 'Zanussi' electric oven with cupboard space above and below, gas hob with extractor hood over, 'Zanussi' washing machine, 'Zanussi' tumble dryer, fridge/freezer, ample space for table and chairs, and side access door leading out to the car port. Also from the entrance lobby, a glass panelled door leads into the Lounge with wooden flooring, windows to front elevation with fitted blinds and television aerial point. A further door leads into the Inner Hallway with useful storage cupboard and doors off to two Bedrooms and Shower Room, fully tiled, with double shower cubicle, low flush WC and vanity unit incorporating a sink with cupboard below.

Outside the property has the benefit of its own private driveway leading up to a side car port providing ample parking space. A paved pathway leads to the front door and the front garden comprises small lawned area with shrubs and plants. The rear garden comprises low maintenance concrete and gravelled area with steps leading up to lawned area with trees and shrubs interspersed. There is a useful garden store, timber garden shed and greenhouse. Available now.

### TERMS

Rent: £500 per calendar month. Deposit: £800. 6 Month Assured Shorthold Tenancy. First months rent and deposit payable in advance. Tenancy Agreement Fee £100 + VAT per applicant (reduced rate of £140 for two applicants). Sorry; No DSS, Pets Considered.

### SERVICES

Mains water, mains electricity, mains drainage and mains gas are understood to be connected. None of these services have been tested.

### VIEWING

Strictly by appointment only with the selling agents Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH. Tel No: 01938 555552 Fax :01938 554891. Email: welshpool@hallsgb.com

### SITUATION

The property is situated in an elevated position but still within a short walk or bus ride of the Town Centre amenities, with the Doctor's Surgery, High School, and Welshpool Hospital being only a 'stone's throw' away. Regarded as the gateway to Mid Wales, Welshpool caters for all local needs and offers a wide range of business, recreational, educational and sporting facilities. The property is a excellent commuting property allowing easy access to the Welshpool by-pass and on to Oswestry, Chester, Shrewsbury and M54 network.

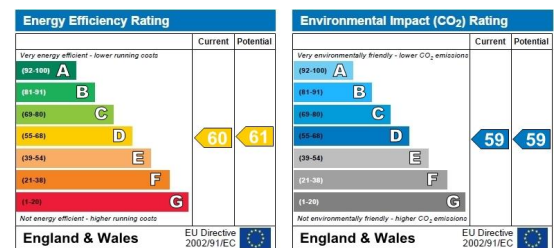
### THE DIRECTIONS

From our Welshpool office proceed down Church Street and into Salop Road. Continue along Salop Road, passing the garage on right and Doctor's Surgery on left. Turn left turn into Erw Wen and follow the road round, proceeding up Gungrog Hill. Take the first turn on the left into Bryn Glas. Number 20 will be located on the right hand side.

**Property to let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

### Energy Performance Ratings



**01938 555 552**

**Welshpool office:**

Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH  
E. welshpool@hallsgb.com



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