



**Stable Cottage,**  
Llanwnog, Caersws, SY17 5JG



- Newly built Barn Conversion
- Situated in small Hamlet of Llanwnog
- Wealth of exposed beamwork
- Oil fired central heating, Double glazed windows
- Sitting Room, Kitchen/Dining Room
- 2 Bedrooms, Bathroom
- Parking. Small garden & seating area
- Energy Efficiency Rating = C75

**£450 PCM**

## The accommodation comprises

**Sitting Room** 5.54m x 2.97m (18'2" x 9'9")  
Exposed beamwork, French doors to garden.

**Kitchen/Dining Room** 5.56m x 4.65m (18'3" x 15'3") range of cottage style wall and base units, exposed beams, range of newly fitted integrated appliances including oven, hob and cooker hood (not tested).

## **Inner Hall**

**Bedroom (1)** 3.81m x 2.44m (12'6" x 8'0")

**Bedroom (2)** 2.84m x 1.83m (9'4" x 6'0")

**Bathroom** Panelled bath, pedestal washbasin, WC low suite.

## Outside

Parkings area. Small garden and seating area

## Services

Mains water, electricity and drainage.  
Oil fired central heating.

## Council Tax

Band 'C' (online enquiry).

## Energy Performance Certificate (EPC)

A full copy of the EPC is available on request or from our website.

## Terms and Conditions:

### Tenancy

An Assured Shorthold Tenancy for an initial 6 months and thereafter from month to month.

### Rent - £450

per calendar month in advance.

### Deposit - £450

returnable at the end of the tenancy if the property is left in good order and the rent paid in full.

### Outgoings

All services consumed and Council Tax.

### Special Conditions

No DSS. Non Smokers. No Pets.

### Agents Fee

A contribution of **£150.00 including VAT (£125.00 plus VAT)** is required prior to the commencement of the tenancy.

### To View

By appointment with the Agents.

## Directions

From Newtown town centre proceed over Longbridge turning right onto Milford Road. Continue along this road and pass through the hamlet of Aberhafesp. On entering Llanwnog continue past the Church. Stable Cottage is the last property on the right hand side.

## Application Forms

Each prospective tenant will complete an application form together with paying the associated fee to provide the Agents with a credit reference. Photo identification and proof of residency (a recent utility bill/bank statement showing current address) must also be provided with the completed application form.

**PLEASE NOTE THE APPLICATION FORM DOES NOT CONSTITUTE A CONTRACT OR PART OF ONE.**

IT IS IMPORTANT THAT YOU INSPECT A PROPERTY BEFORE ENTERING INTO A TENANCY AGREEMENT. IF THERE ARE ANY MATTERS OF CONCERN THESE SHOULD BE BROUGHT TO OUR ATTENTION BEFORE TAKING UP OCCUPATION. WE CANNOT INSTIGATE IMPROVEMENTS TO OUR CLIENTS PROPERTIES ONLY ESSENTIAL REPAIRS. IF A PROPERTY FAILS TO MEET YOUR EXPECTATIONS YOU WILL BE LEGALLY BOUND TO MEET YOUR CONTRACTUAL REQUIREMENTS FOR THE WHOLE TERM OF THE TENANCY.

On Commencement of the Tenancy the property will be managed by Landlord, however the Landlord could change this before contracts are signed.

## Website

To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk). Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

## **Morris Marshall & Poole- Newtown**

01686 626160

Ref: 2014/R Stable Cottage 03/16