



## Property to Let

### Rhyd Yr Onen Farmhouse Glyn-Brochan, Llanidloes, Powys, SY18 6PL

Detached THREE/FOUR BEDROOM farmhouse of character and charm, recently refurbished to provide very comfortable accommodation in a rural setting. The dwelling is located on the edge of the beautiful Cambrian Mountains, some 5 minutes drive from the popular market and tourist town of Llanidloes.

The property enjoys a large yard to the front, an enclosed yard to the rear and a spacious garden is available at the front. (Please note that the property is located on a operational smallholding.)

\* AVAILABLE UNFURNISHED \* AVAILABLE IMMEDIATELY \* EPC Rating 'E' \*

Call us to arrange a viewing!

**£850 Per month**

#### Rhayader Sales

4 North Street, Rhayader  
Powys, LD6 5BU  
T: 01597 810457

E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)



### ACCOMMODATION comprises:

Half-glazed uPVC entrance door:

### Coakroom Area

With built-in storage.

Open-to

### Living Room

Having inglenook fireplace fitted with woodburning stove. Two windows to front. Two radiators. Fitted carpet.

Doors to:

### Study/Ground Floor Bedroom 4

Fitted carpet, radiator, window to front.

### Dairy/Utility Room

Base units, shelving, space and plumbing for washing machine and other white goods.

Tiled floor, radiator, window to side.

### Kitchen/Breakfast Room

Matching base and wall units with worktops over, inlaid sink, built-under fridge. Inlaid ceramic hob with extractor fan over. Oil boiler.

Recessed lights. Radiator. Tile effect floor.

Window and glazed door to enclosed rear yard from where you can hear the stream rushing below.

Built-in Airing Cupboard.

### Ground Floor Bathroom

Panelled bath, pedestal wash hand basin, tiled floor, radiator.

Built-in storage cupboard.

### Separate WC

Window to rear.

### FIRST FLOOR

From the Living Room, an enclosed staircase with fitted carpet rises to the First Floor.

### Galleried Landing

Fitted carpet, Velux window to rear. Doors to:

### Bedroom 1

Fitted carpet, radiator, two windows to front.

Walk-in wardrobe providing excellent storage space.

### Bedroom 2

Fitted carpet, radiator, window to front.

### Bedroom 3

Extensive fitted wardrobes and storage. Painted floorboards. Radiator, Window to side.

### Shower Room

Fully enclosed shower cubicle with electric shower heater and glass folding doors.

Dual flush wc suite, Towel radiator. Extractor fan. Tile effect floor.

### Outside

The property is approached from the Council highway through a five bar gate and along a private drive. There is a large concrete yard in front of the property, with side access to a rear enclosed yard.

An area of garden is also available.

### Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality. It is known

for the wonderful attractions and scenery in which it is located which include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre, all of which are within an easy walking distance. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes. The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 30 miles distant.

### Services

Mains electricity and water. Private drainage.

### CONTRACT PROCESS

Each adult over 18 must complete an Application Form to allow for credit checks and other references. The credit checks and referencing may be undertaken by a 3rd Party Contractor for which your express consent will be required.

Each occupier must provide their photographic ID (eg passport or driving license) and proof of address (eg a utility bill/bank statement showing current address dated within the last 3 months) and proof of 'right to rent' in the UK.

Successful applicants will be required to sign the



contract (either digitally or in hard copy) prior to the contract commencement date, and before taking up occupation. A copy of the signed document will be provided to the contract holder via their preferred means (digitally or in hard copy).

### CONTRACT LENGTH

The initial fixed term of the contract will be for 6 months, following which the landlord can serve a 6 month notice period to the contract holder should the contract need to be terminated.

After the fixed term period has expired, the contract holder is required to give one month's notice to bring the contract to an end.

### DEPOSIT

The deposit taken for a property is the equivalent of 5 weeks' rent. The deposit is paid to the landlord, directly who will register it in a government backed scheme within 30 days.

### COSTS and PAYMENT

The successful contract holder will be required to pay £850 for the first month's rent, and £980 for the deposit prior to occupation of the property.

Payment of the above costs by the contract holder should be made by BACS transfer directly in to the Landlord's account. The funds must clear in to the Landlord's account prior to occupation of the property.

### Council Tax

We are advised that the property is in Council Tax Band E.

### Local Authority

Powys County Council. Tel No: 01597 826000  
www.powys.gov.uk

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457  
sales@clareevansandco.co.uk.

### A Guide for Tenants in Wales

For further information please go to:  
[https://rentsmart.gov.wales/Uploads/Downloads/00/00/01/84/DownloadFileEN\\_FILE/TenantsGuide\\_EN\\_06.23.pdf](https://rentsmart.gov.wales/Uploads/Downloads/00/00/01/84/DownloadFileEN_FILE/TenantsGuide_EN_06.23.pdf)

### Contract Management

On commencement of the contract, the property will be managed by the Landlord or their Agent, either of whom WILL be licensed by Rent Smart Wales.

### GUARANTOR

If the applicant(s) has a low income, a poor credit history, is a student or is new to the country and have no rental or credit history, a guarantor is likely to be required.

A guarantor is someone who agrees to pay your rent if you don't pay it.

Guarantors will also be required to provide the required ID and supporting documents and to undergo credit checks and references.

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes

only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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### The Property Ombudsman

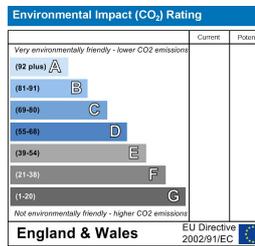
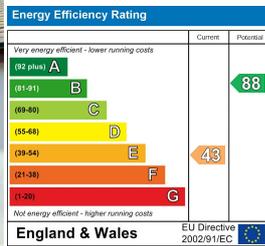
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

### DMCC Reference

DRAFT 0806925826



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