

## No 2 Glan yr Afon Cottage, Elan Village, LD6 5HW



### A LOCATION

- 2 Glan yr Afon adjoins the Elan Village and is situated some 4km south west of the market town of Rhayader.
- The property is rendered brickwork and was constructed in the 1930's.
- The property is semi detached and is accessed off the B4518 along a short length of private road.
- The property benefits from off road parking.
- It lies on the 210m (690') contour and can be found at Grid Reference 935654.

## **B TENANCY**

- The Landlords are the Elan Valley Trust.
- The house is being offered to let on an initial 2 year Assured Shorthold Tenancy although it is hoped that a long term tenant can be identified.
- The rent will be **£550** per calendar month, payable in advance by standing order.
- A refundable security deposit, equivalent to one months rent, will be required.
- All outgoings will be the responsibility of the Tenant. The house is within Council Tax **Band C** (£1,420.19 p.a.)
- The Landlord will be responsible for the basic repair and maintenance of the property which is currently in good condition.
- The property could be available to let with effect from 1<sup>st</sup> March 2020.
- The successful applicant will be required to sign a written Assured Shorthold Tenancy Agreement, a copy of which is available, upon request, from the Estate Office.
- Pets will be allowed but only with the prior written consent of the Landlords.

## **C ACCOMMODATION**

- The property is in a good state of repair and comprises 3 bedrooms and a bathroom/WC upstairs with a dining kitchen and living room on the ground floor.
- The property has full oil fired central heating.
- The property is double glazed and has loft insulation. An EPC is available.
- There are garden areas to both front and rear of the property.
- There is a substantial wooden shed to the rear of the property.

## **D FIXTURES & FITTINGS**

- There is a multi fuel stove in the living room.
- The house is carpeted throughout.
- The kitchen has fitted units.

## E SERVICES

- The property is connected to all mains services : electricity, water, sewerage and there is a BT telephone line.
- There is Broadband internet access but mobile phone reception is limited.

## F VIEWING/APPLICATION

- The property may be viewed by arrangement. To arrange a viewing please contact the Elan Estate Office on 01597 810449 with formal applications being lodged by noon on Thursday 27th February 2020.
- Applications for the tenancy should include :-
  - a) Applicants name, age and present address
  - b) Details of Applicants family
  - c) Occupation of Applicant
  - d) Written references from two people who can vouch for the Applicants suitability as a Tenant. If presently living in rented accommodation then a further reference will be required from the Applicants present Landlord.
  - e) Any other information which the Applicant considers relevant in support of their application for the tenancy.

- Applications should be sent to :-

Elan Valley Trust

Elan Estate Office, Elan Village, RHAYADER, Powys, LD6 5HP

Or

Email : [info@elanvalleytrust.org](mailto:info@elanvalleytrust.org)

- Any further queries please call the Elan Estate Office on 01597 810449



*Alec Baker*

LAND AGENT

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ELAN VALLEY  
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