

FOR SALE

1 New Street, Welshpool, Powys, SY21 7SF



Approximate Area = 1316 sq ft / 122.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1335766



FOR SALE

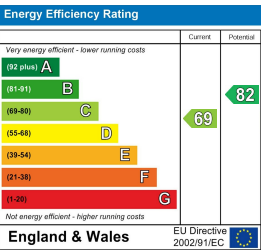
Offers in the region of £170,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Tucked away in the historic heart of Welshpool, this well-presented Grade II listed period townhouse combines classic character with comfortable, ready-to-move-into living. Spread over three floors and complemented by generous cellar storage, the property offers light-filled rooms, charming original features, and the convenience of a vibrant town centre right on your doorstep. A home that blends heritage, comfort, and location in equal measure. NO ONWARD CHAIN.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- NO ONWARD CHAIN
- Grade II Listed building
- Immaculately presented throughout
- Retains a wealth of period features
- Central Welshpool location close to amenities
- Versatile three-bedroom layout

Ground Floor

A green wooden front entrance door opens into a welcoming hallway with a radiator and a staircase directly ahead. To the left, doors lead to the main reception room and dining room.

Reception Room

A bright, front-facing room with a single-glazed sash window to the south-east elevation, fitted shutters, built-in cabinets, and floating display shelves. A traditional gas fireplace with a mantelpiece remains in place (currently disconnected).

Dining Room

Featuring a traditional red-brick fireplace, slate flooring, and built-in wooden cupboards. An open archway connects directly to the galley kitchen at the rear.



Galley Kitchen

Well-designed and light-filled, with an electric cooker, induction hob set into natural wooden work surfaces, and matching base cupboards. A Belfast sink with a traditional copper tap sits beneath two skylights, bringing in an abundance of natural light. The kitchen leads back to the dining room or directly into the entrance hallway.

Cellar

Accessed from the hallway via brick steps beneath the staircase. A dry, practical storage space housing the property's electric, gas, and water meters, with separate street access through a wooden hatch.

First Floor

A carpeted spiral staircase with navy painted wooden banister rises from the ground floor, serving both upper levels and offering small landings before each room.

Family Bathroom

Located to the right of the first-floor landing, fitted with a shower, WC, and wash basin. The gas combi boiler is housed in a cupboard, while a second cupboard with services for a washing machine also provides airing space.

Bedroom One

A generous double bedroom to the front, with south-east facing single-glazed window and a traditional gas fireplace with mantelpiece (disconnected).

Bedroom Two

A well-proportioned bedroom suitable for a single or double bed, featuring a north-west facing single-glazed window, traditional open fireplace with mantelpiece, and fitted carpet.



Bedroom Three

A spacious double, matching Bedroom 1 in size, with south-east facing single-glazed window and traditional open fireplace with mantelpiece.

Externally

While there is no allocated parking or garden, a flat roof space by the stair window between the ground and first floors offers potential for a garden window box.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'C'

Services

Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Directions

Postcode for the property is SY21 7SF

What3Words Reference is laugh.include.shrug



Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.