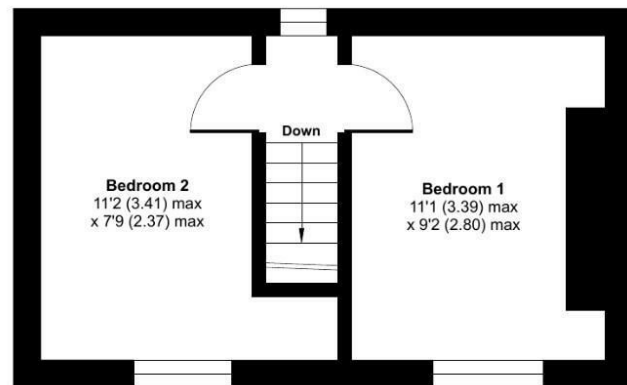


FOR SALE

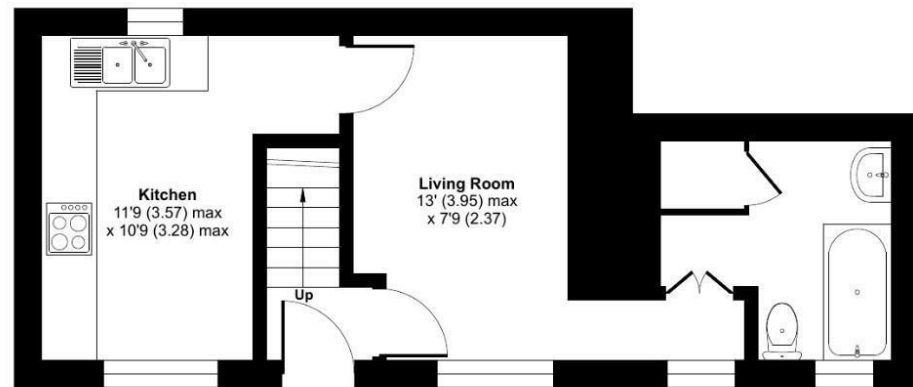
Bryn Pistyll, Foel, Welshpool, Powys, SY21 0NR

Halls 1845

Approximate Area = 554 sq ft / 51.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1375791

Halls 1845

FOR SALE

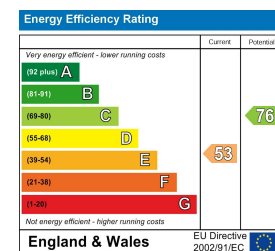
Offers in the region of £150,000

Bryn Pistyll, Foel, Welshpool, Powys, SY21 0NR

**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



Halls 1845

01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



onTheMarket.com



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Bryn Pistyll is a two bedroom end terrace property which has undergone a comprehensive scheme of modernisation. The property benefits from air source heat pump, solar PV with battery storage, off road parking to the rear and double glazing. The accommodation comprises of an entrance hall, kitchen/diner, lounge with open fire, bathroom, landing and two double bedrooms. The property has full planning permission for an extension in the adjoining lean to barn. Plans can be viewed via the Powys Planning Portal (REF: 22/2213/HH).



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two bedroom end terrace property
- Comprehensive modernisation
- Cosy cottage-feel interior
- Solar PV with battery storage
- Off road parking to the rear
- Full planning permission for an extension in the adjoining lean-to barn

Frosted panel glazed entrance door leading into

**Entrance Hall**

Tiled floor, stairs off.

**Lounge**

Double glazed window to front elevation, open fire with tiled hearth, oak mantelpiece and period surround, recess spotlights, radiator, wall light point.

**Kitchen**

Fitted with a range of base units with wooden work surfaces, electric hob and oven, double glazed window to front elevation, radiator, tiled splashbacks, exposed ceiling beams, extractor canopy, one and a half bowl sink drainer unit with mixer tap, tiled floor, double glazed window to rear elevation, extractor canopy, recess spotlights, plumbing and space for washing machine, airing cylinder, space for fridge.

**Landing**

Double glazed window to rear elevation, exposed floorboards.

**Bedroom One**

Double glazed window to front elevation, radiator, exposed floorboards, exposed wall timbers, loft access, Openreach socket.

**Bedroom Two**

Double glazed window to front elevation, exposed floorboards, radiator, exposed wall beams.

**Externally**

To the front, the property has an entrance canopy and to the rear there is a gravelled off street parking area with steps up to seating area and air source heat pump.

**Agents Notes**

The property has full planning permission for an extension to the side of the property in the lean to adjoining barn. Planning Reference: 22/2213/HH.

**Services**

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

**Local Authority/Tax Band**

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

**Directions**

Postcode for the property is SY21 0NR

What3Words Reference is tadpoles.quite.food

**Viewings**

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

**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.

**Websites**

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)