

FOR SALE

2 Penyffridd, Pont Robert, Meifod, Powys, SY22 6JW



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1392829



FOR SALE

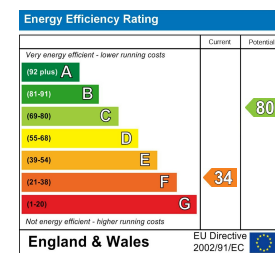
Auction Guide Price £125,000

2 Penyffridd, Pont Robert, Meifod, Powys, SY22 6JW

**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



**\*\* Auction Guide Price £125,000 - £150,000 \*\*** Auction Friday 1st May 2026 at Halls Head Office, Battlefield, Shrewsbury, SY4 3DR. Two paddocks of around 1 acre in total. Requiring renovation and refurbishment. This detached one bedroom cottage has been vacant for the last two years. The original cottage was extended around 2000 and comprises of an entrance hall, lounge with inglenook fireplace, stairs off and exposed stonework, kitchen, utility room, bathroom, galleried bedroom with exposed stone chimney breast, exposed timber framework and dressing room.

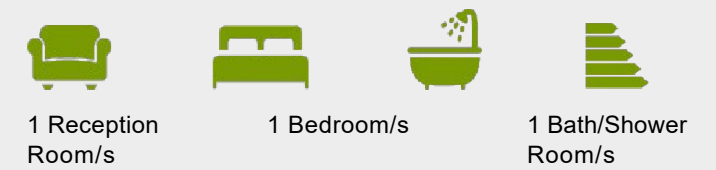


01938 555552

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



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- Auction Sale - Friday 1st May 2026
- Detached stone cottage
- Ideal refurbishment project
- Two paddocks of approximately 1 acre
- No onward chain

Timber stable door leading into

**Entrance Hall**

Quarry tiled floor, fuse board, window to rear, radiator, archway to

**Split Level Lounge**

Stone inglenook fireplace with inset stove set on slate hearth, exposed wall and ceiling beams, understairs storage cupboard, door to staircase, two windows to rear, window to front elevation, exposed stonework and brickwork to two walls.

**Utility Room**

Door to rear, plumbing and space for washing machine, window to front and rear elevations, exposed wall timbers to one wall.

**Kitchen/ Dining Room**

Fitted with a range of base units with wooden work surfaces, windows to front and side elevations, ESSE range cooker, quarry tiled floor, radiator, airing cupboard, exposed stonework to one wall.

**Bathroom**

Bath with mixer tap and shower attachment, high level W.C., wall mounted wash hand basin with part tiled walls, window to side elevation, heated chrome towel rail.

**Galleried Open-Plan Bedroom**

Exposed ceiling beams, two windows to rear elevation, exposed stone chimney breast, two radiators, two double glazed roof lights, exposed wall timbers.

**Externally**

The property has a garden area to the rear, a small paddock area to the front and stream boundary with a bridge over the stream to a chicken run. There is a block built store, static caravan on site and covered wood storage area. On the opposite side of the road is a gate to further paddock area.

**Services**

Mains electricity, private water and private drainage. There is no heating connected at the property. None of these services have been tested by Halls.

**Directions**

Postcode for the property is SY22 6JW

What3Words Reference is example.familiar.dunk

**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.

**Method of Sale**

The property will be offered for sale by Public Auction on Friday 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

**Guide Price/ Reserve**

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures that the property/land will sell for and they may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

**Solicitor**

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Robert Mann Solicitors  
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Oswestry  
SY11 2NU  
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E Mail :- anna.burgess@robert-mann.co.uk

**Local Authority/Tax Band**

Powys County Council  
Ty Maldwyn  
Brook Street  
Welshpool  
SY21 7PH  
Telephone 01938 553001  
The property is band 'B'