

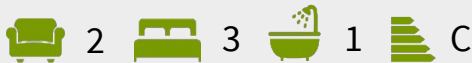
1 NEW STREET

| WELSHPOOL | POWYS | SY21 7SF



Tucked away in the historic heart of Welshpool, this well-presented Grade II listed three-bedroom semi-detached townhouse beautifully combines period character with comfortable, ready-to-move-into accommodation. Arranged over three floors and complemented by generous cellar storage, the property features light-filled rooms, charming original features and a wealth of character throughout. Ideally positioned for the town centre, it offers the convenience of local amenities, shops and everyday essentials right on the doorstep.

Offers in the region of £175,000



- Charming Grade II Listed Townhouse
- Three Well-Proportioned Bedrooms
- Characterful Accommodation Across Three Floors
- A Wealth of Period Features
- Beautifully Presented Throughout
- Ideally Situated in the Heart of Welshpool

SITUATION

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown. Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

GROUND FLOOR

The front door opens into a welcoming entrance hall, featuring a radiator and staircase rising directly ahead. To the left, doors provide access to the main reception room and dining room.

RECEPTION ROOM

A bright, front-facing room featuring a single-glazed sash window to the south-east elevation, complete with fitted shutters. Built-in cabinetry and floating display shelving provide useful storage and display space, while a traditional gas fireplace with mantelpiece remains a charming focal point (currently disconnected).



DINING ROOM

Featuring a traditional red-brick fireplace, slate flooring, and built in wooden cupboards. an open archway connects directly to the gallery to 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/LOUNGE

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



LANDING

The first-floor landing provides access to a bedroom/lounge and the family bathroom, with a staircase continuing to the second floor. A window allows natural light to flow into the space.

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, traditional open fireplace with mantelpiece and built in wardrobes.

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'

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water, drainage and gas central 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.



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 £36 (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.

DIRECTIONS

Postcode for the property is SY21 7SF

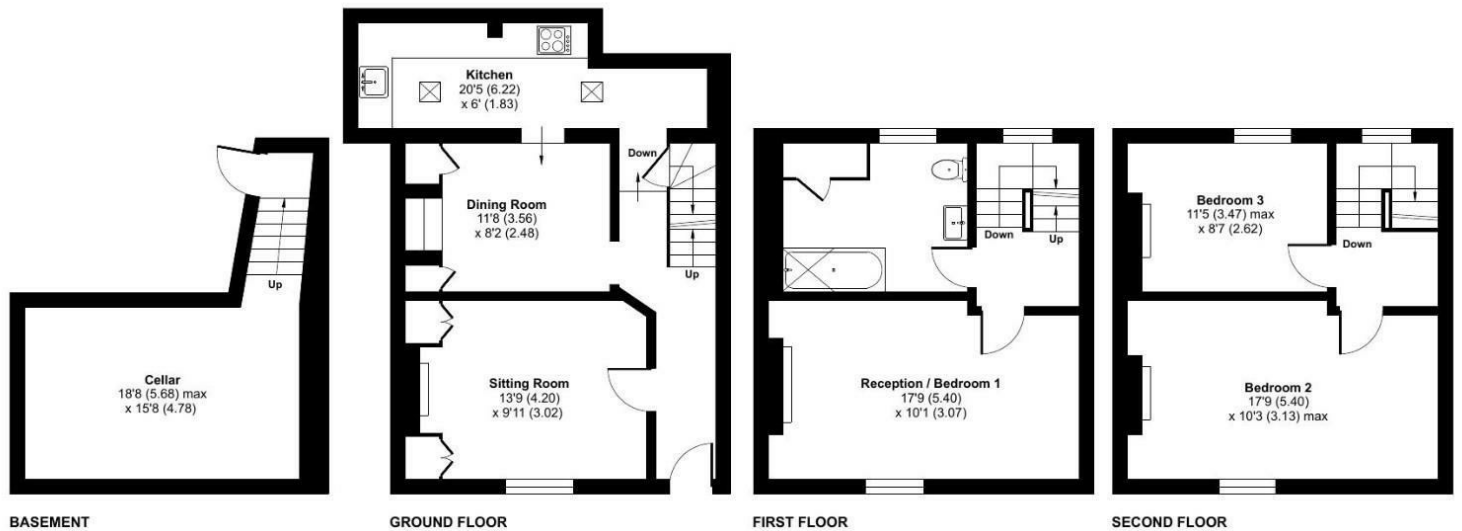
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WEBSITES

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

Approximate Area = 1316 sq ft / 122.2 sq m

For identification only - Not to scale



BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Halls. REF: 1335766



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England & Wales	EU Directive 2002/91/EC	

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WELSHPOOL SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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