

2 VICTORIA BUILDINGS

PRINCES STREET | MONTGOMERY | SY15 6PY







Situated in the town of Montgomery this three storey period town house has been extended to the rear and comprises a generous open plan lounge/diner with oak flooring and oil burning stove, cellar, large kitchen with oil Rayburn providing heating and hot water, first floor bedroom and bathroom, second floor two further bedrooms. The property has a pleasant rear garden with patio area and no onward chain.

Offers in the region of £250,000





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- **Attractive Three-Storey Period Townhouse**
- **Extended To The Rear, Offering Spacious Accommodation**
- **Generous Open-Plan Lounge/Diner**
- **Large Kitchen With Oil-Fired Rayburn**
- **Pleasant Rear Garden With Patio Area**
- **Offered To The Market With No Onward Chain**

SITUATION

Montgomery is a charming historic market town in Wales, situated close to the Wales–England border and surrounded by beautiful countryside. The nearby town of Welshpool (Y Trallwng), known as the Gateway to Wales, is home to the magnificent medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal. The area offers a range of local amenities while maintaining its peaceful rural beauty, with good transport links to Shrewsbury, Birmingham, Newtown and the Cambrian Coast.

ACCOMMODATION

Entering the property, you are welcomed by an inviting entrance hall featuring attractive oak flooring, which continues through to the spacious and beautifully proportioned open-plan lounge/dining room.

This charming reception space boasts an impressive exposed brick chimney breast with an Efel oil-fired stove, creating a warm and characterful focal point. A traditional sash window allows natural light to flood the room, while stairs rise to the first floor. There is also a door providing access to the cellar, which has been dry-lined and soundproofed, together with useful built-in storage and shelving.

The kitchen/dining room extension provides an excellent additional family and entertaining space, fitted with a comprehensive range of wall and base units. A traditional oil-fired Rayburn provides both heating and hot water, complemented by space for an electric cooker, fridge/freezer and washing machine. Further features include a stainless-steel sink and drainer and practical tiled flooring.

A lovely feature of this room is the set of panel-glazed French doors, which open directly onto the rear entertaining area, creating a wonderful connection between indoor and outdoor living.

Stairs rise to the first-floor landing, where a rear-facing window enjoys attractive views towards Montgomery Castle.

The principal bedroom is a generous double room, featuring two traditional sash windows to the front aspect, allowing plenty of natural light, together with the added benefit of two built-in wardrobes providing excellent storage.

The family bathroom is fitted with a spacious four-piece suite comprising a bath, separate walk-in shower, wash hand basin and WC. An airing cupboard provides additional useful storage.

Second Floor Accommodation
A further staircase leads to the second-floor landing, providing access to two additional well-proportioned bedrooms.

The larger bedroom is situated to the front of the property, offering generous accommodation, whilst the second bedroom overlooks the rear aspect. Both rooms offer flexibility for a variety of uses, including guest accommodation, children's bedrooms or a home office.





EXTERNALLY
The established rear garden is a particularly appealing feature of the property, offering a lovely space to relax and entertain. A paved seating area provides an ideal setting for outdoor dining and socialising, complemented by attractive planted borders.

Further benefits include a greenhouse and garden shed, providing useful space for gardening enthusiasts and additional storage. The garden also enjoys the convenience of rear access.

AGENT NOTE
The property is currently let, with the existing tenant due to vacate at the end of March 2027.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains electricity, water, drainage and oil central 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 'D'

DIRECTIONS
Postcode for the property is SY15 6PY

What3Words Reference is ///masses.sport.thudding

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

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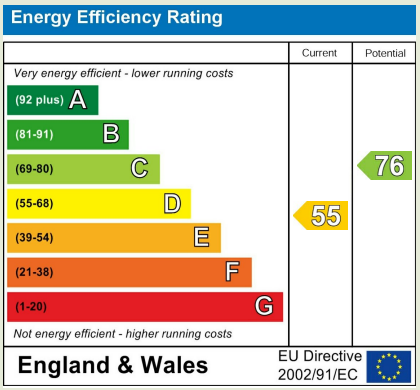
WEBSITES
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1367 sq ft / 127 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). ©nichecom 2026. Produced for Halls. REF: 1541150



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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.

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