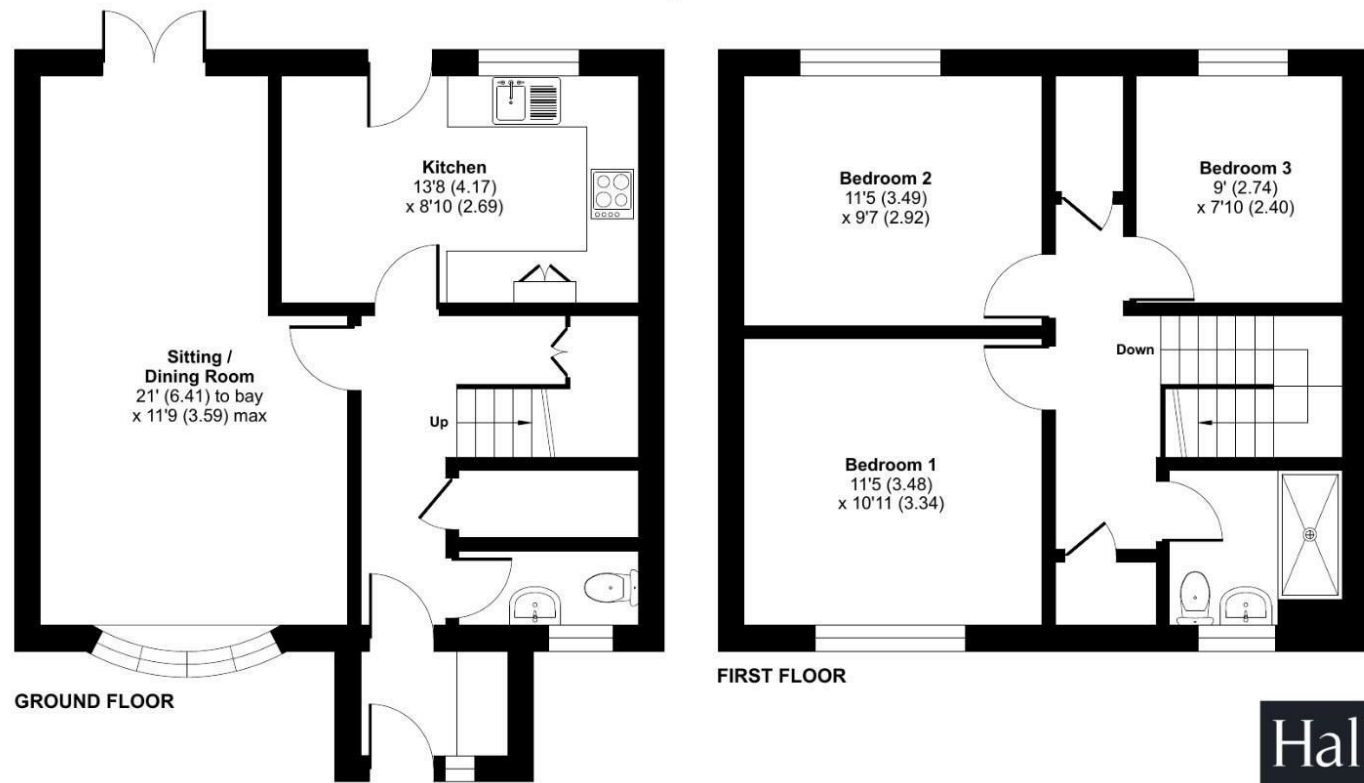


FOR SALE

51 Bryn-Y-Ddol, Welshpool, SY21 7TW



Approximate Area = 997 sq ft / 92.6 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: 1446882



FOR SALE

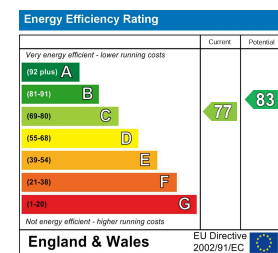
Offers in the region of £175,000

51 Bryn-Y-Ddol, Welshpool, SY21 7TW

**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**



This well-presented three-bedroom home is located in the popular market town of Welshpool, offering excellent access to local amenities, schools, transport links, and nearby towns. The property features a spacious dual-aspect lounge/dining room, a fitted kitchen, ground-floor W.C., and a modern wet room. Outside, there is off-road parking, paved seating areas, and a lawned rear garden with a storage shed. Ideal for families, first-time buyers, or commuters seeking convenient and comfortable living.



01938 555552

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



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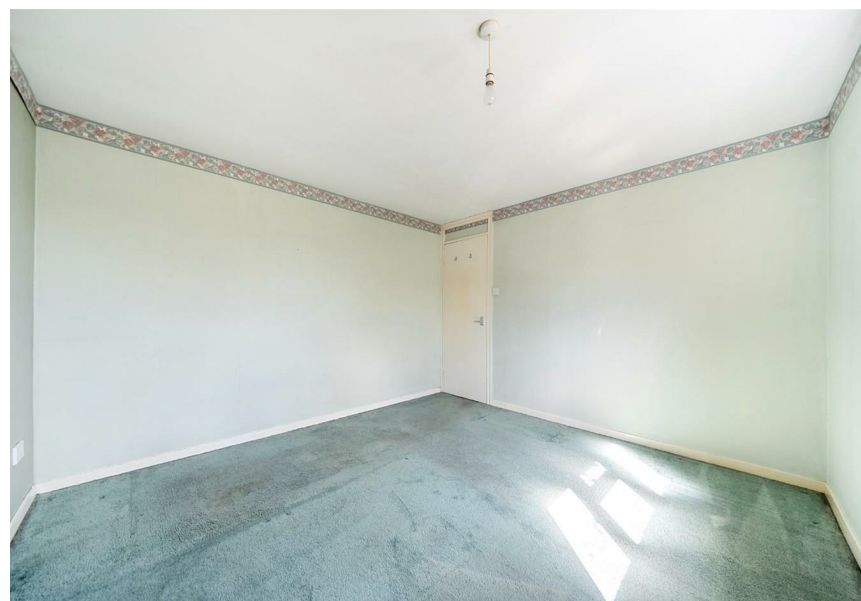
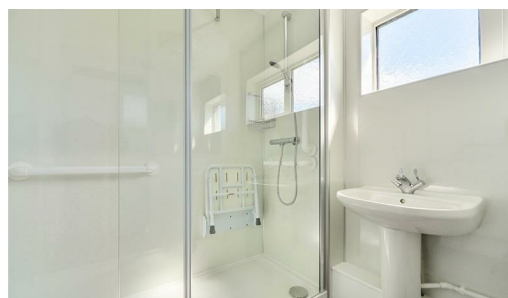
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well-presented three-bedroom home
- Conveniently located close to schools, local amenities, and excellent transport links
- Spacious dual-aspect lounge/dining room
- Off-road parking, paved seating areas, and enclosed lawned rear garden

#### Situation

The market town of Welshpool is only a short drive from Shrewsbury, Oswestry and Newtown and an easy commute further afield to the midlands and Chester. The town has a railway station to the coast at Aberystwyth and Shrewsbury, ideal for those commuting. The town has a number of primary schools and well performing high school. The local leisure centre offers a wide variety of fitness classes and swimming pool. The town is well serviced with a wide variety of local shops and supermarkets. There are a number of cafes, restaurants and bars an great location for those evenings out. Powys castle is located nearby a very popular nation trust destination.

In addition, the local town bus service passes the house, offering convenient public transport links into the town centre and surrounding areas.

#### Accommodation

A panel glazed front door opens into the entrance porch, with a further glazed door leading through to the entrance hall, where stairs rise to the first floor and a conveniently located W.C. is situated.

The generously proportioned lounge/dining room enjoys a dual aspect, with a window to the front and French doors to the rear opening out onto the garden, creating a bright and versatile living space ideal for both relaxation and entertaining. The kitchen is fitted with a range of wall and base units and is equipped with a gas hob, electric oven and extractor canopy, complemented by a tiled floor. There is also plumbing and space for a washing machine, making it a practical and functional area.

The first floor landing provides access to three well-proportioned bedrooms and benefits from a useful cupboard housing a Worcester gas-fired combination boiler. The accommodation is completed by a modern wet room, fitted with a shower, wash hand basin, and W.C., offering a practical and accessible bathing facility.

#### Externally

To the front, the property benefits from ample off-road parking along with a paved seating area and an external water tap, offering both convenience and practicality. To the rear, a further paved seating area leads via steps up to a lawned garden, complemented by a shed providing useful additional storage.

#### Services

Mains electricity, water, drainage and gas central heating are connected at the property.

None of these services have been tested by Halls.

Note :- There is a ground maintenance service charge payable to Barcud Housing Association. The estimated charge for 2025/2026 is an annual fee of £94.31.

#### 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 7TW

What3Words Reference is hopeless.soup.manifests

#### 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)