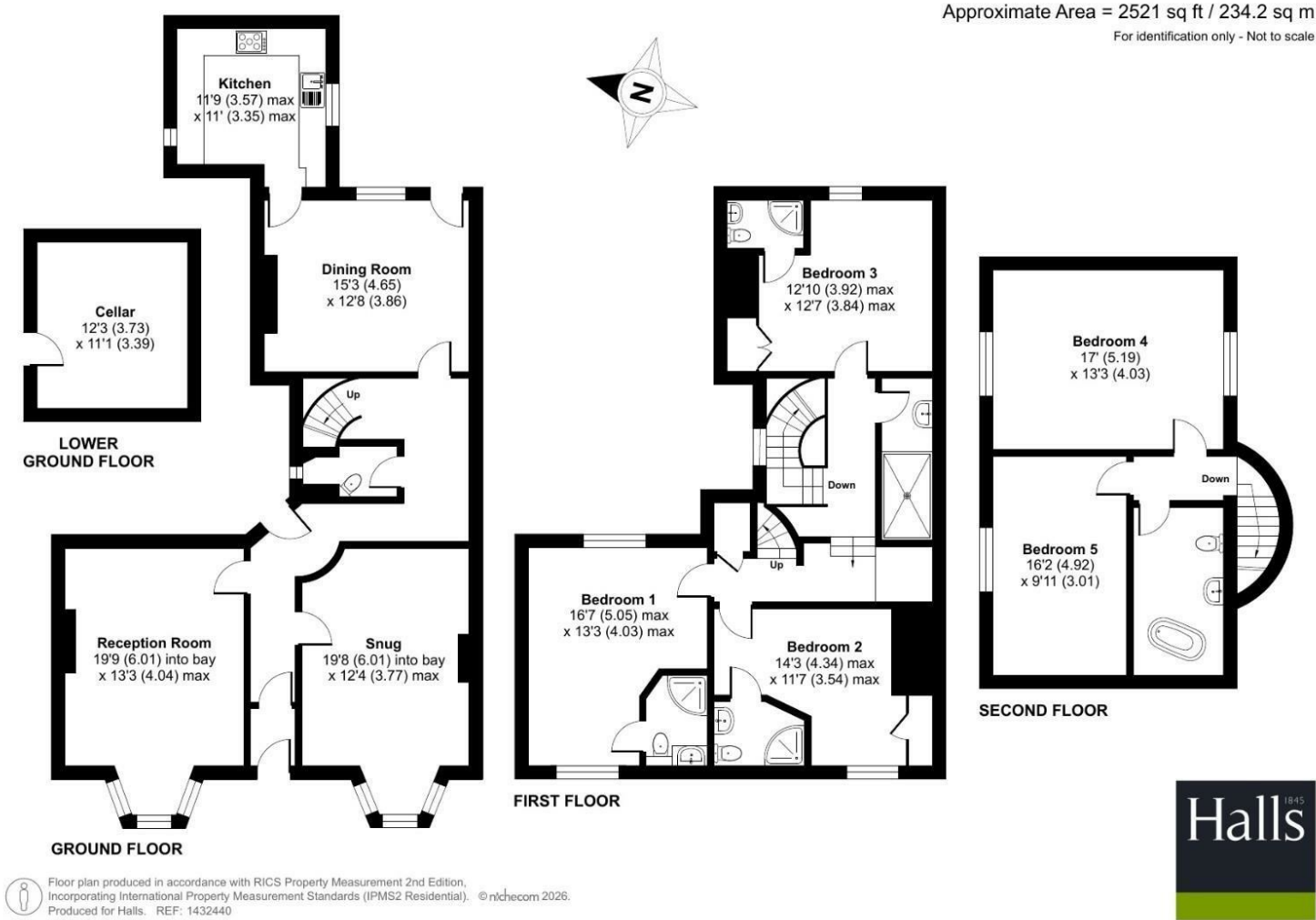


FOR SALE

Hafren House, 38 Salop Road, Welshpool, Powys, SY21 7EA



FOR SALE

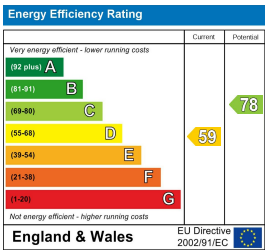
Fixed Asking Price £375,000

Hafren House, 38 Salop Road, Welshpool, Powys, SY21 7EA

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 is a great example of a Georgian townhouse and is situated just a short walk from the town centre. The well presented grade 2 accommodation comprises entrance hall, two formal generous reception rooms turned staircase and turret, dining room with stove refitted kitchen, galleried landing, three double bedrooms all with en suite shower rooms, shower room, spiral staircase leading to two further double bedrooms and bathroom. Externally the property has off road parking large wrap around garden with seating areas, workshop and shed. The property boasts a wealth of character features and must be viewed to fully appreciate the size and location.



Halls 1845

01938 555552

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



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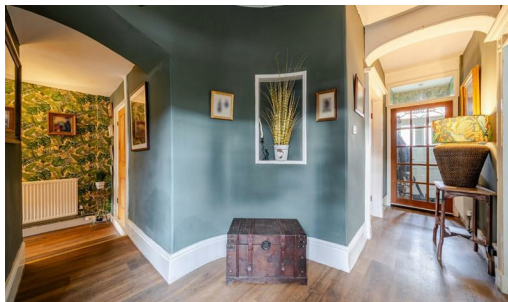
2 Reception
Room/s



5 Bedroom/s



5 Bath/Shower
Room/s



- Beautiful Georgian townhouse located within walking distance of the town centre
- Grade II listed property with well-presented, character-filled accommodation
- Spacious layout including two formal reception rooms, dining room with stove, and refitted kitchen
- Five double bedrooms, most with en suite shower rooms, plus additional bathroom facilities
- Unique architectural features including a turned staircase, turret, galleried landing, and spiral staircase
- Large wrap-around garden with seating areas, off-road parking, workshop, and shed

Accommodation

Situated just a short walk from the Town Centre, the property is approached via a twin gated entrance with stone steps leading up to the front door with bay windows to either side creating that classic Georgian facade.

The property is entered through the entrance porch with slate flooring and leads through into the entrance hall that has a rear turret where staircase was located previously. either side of the entrance hall is a snug with open fire with period surround and lounge with exposed floor boards and period fire surround. There is a W.C., further along the corridor with the turned staircase leading off and flowing through to the dining room that has an inset Aarow stove, exposed ceiling beams and door to rear, a stable door provides access to the refitted kitchen with an inset butlers sink, polished granite work surfaces, NEFF appliances including twin ovens, five ring gas hob and grill there is also space for an American style fridge freezer.

The galleried landing is a lovely feature of the property flooded with light and leading to three double bedrooms, one of which is dual aspect, all have en-suite shower rooms, there is also an additional shower room. From the landing a spiral staircase leads off to the second floor landing where there are two further double bedrooms one has dual aspect, exposed floorboards, wardrobes and period fireplace. The generous bathroom on this floor has three piece suite and features a a claw foot roll top bath.

Externally

The rear gardens are an outstanding feature, offering a beautiful setting that perfectly complements the character of the home.

Accessed through a gated rear entrance, providing parking for two vehicles, the grounds also incorporate a useful workshop, shed, and dedicated wood store—providing both practicality and versatility. The gardens wrap around the property, with lawned areas framed by well-established borders, planted with a selection of mature trees, shrubs, and perennials. These plantings create a natural screen, enhancing privacy while delivering year-round colour.

A substantial paved terrace provides the ideal setting for al fresco dining, while a further gravelled seating area offers a tranquil spot to unwind and enjoy evening sunsets. Altogether, the gardens present a secluded retreat, perfectly suited to modern living.

Local Authority/Tax Band

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

Services

Mains electricity, water 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.

Directions

Postcode for the property is SY21 7EA

What3Words Reference is fairway.beanbag.forms

Websites

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

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.