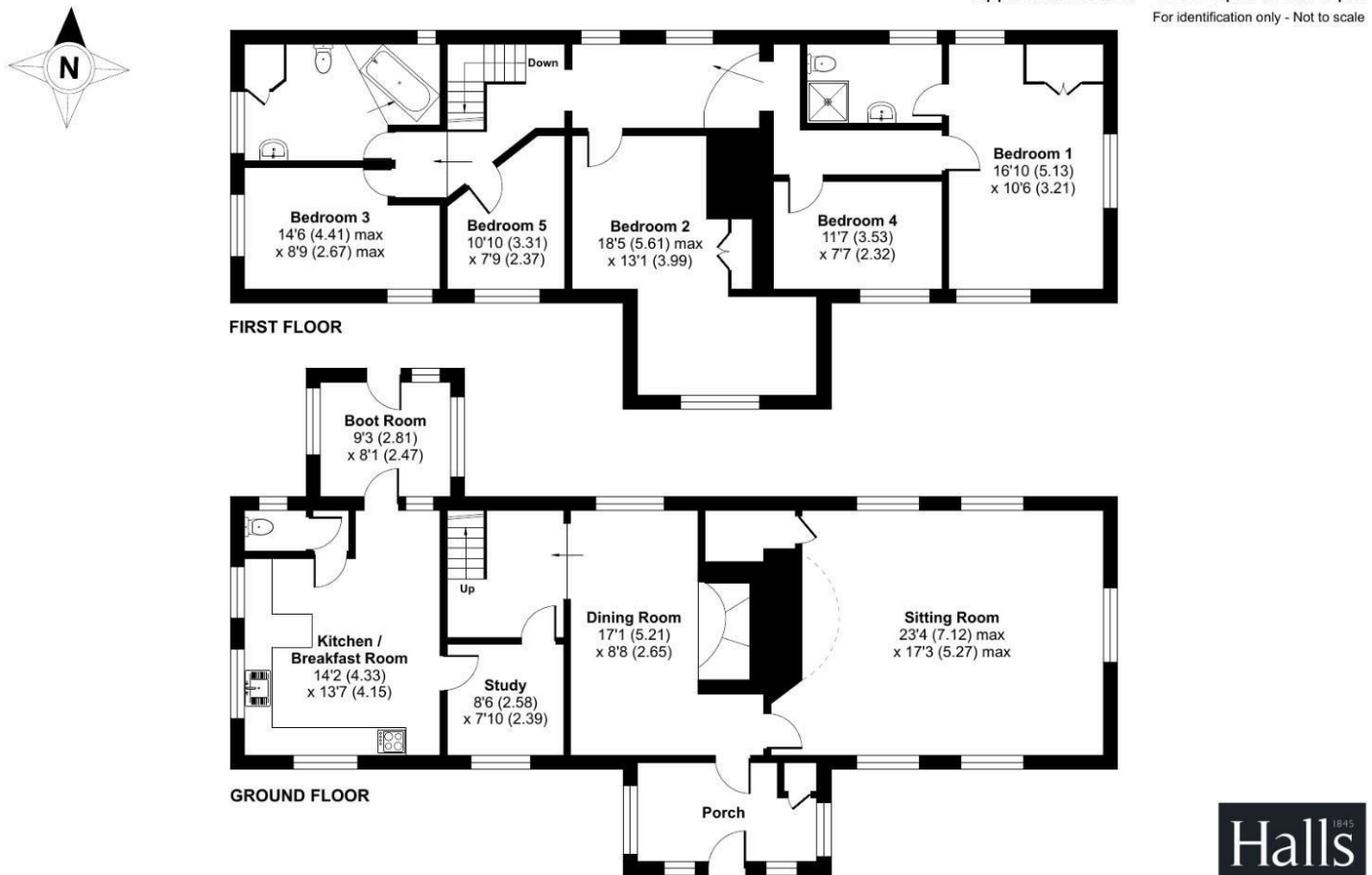


FOR SALE

The Glyn Frochas, Welshpool, SY21 9JD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1449537



FOR SALE

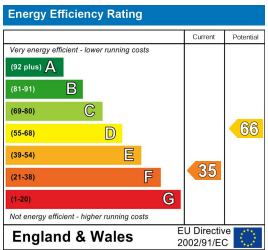
By Auction £175,000

The Glyn Frochas, Welshpool, SY21 9JD

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 £175,000 - £200,000 **** Auction Friday 24th July 2026 at Halls Head Office, Battlefield, Shrewsbury, SY4 3DR. Situated in an idyllic position only a ten minute drive from Welshpool town centre, shops and amenities this four bedroom detached house requires a general scheme of refurbishment throughout and offers the purchaser the chance to enjoy the unspoilt surrounding countryside.



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



2 Bath/Shower Room/s





- Auction guide price of £175,000–£200,000
- Four-bedroom detached house
- Requires full refurbishment
- 10-minute drive to Welshpool town centre

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.

Accomodation
This charming property offers a wonderful opportunity for modernisation and refurbishment, presenting the perfect canvas to create a beautiful family home.

Upon entering, you are welcomed by an entrance hall featuring a tiled floor and a convenient ground floor W.C. The spacious kitchen/diner is fitted with a range of base units and benefits from an oil-fired boiler, characterful exposed beams, and windows to two elevations overlooking the garden, allowing for plenty of natural light.

The ground floor further comprises a cosy snug and a rear hallway with stairs leading off, opening into a delightful lounge area. Here, an impressive inglenook fireplace with a brick surround creates a striking focal point, complemented by windows to both the front and rear elevations.

A standout feature of the home is the large sitting room, boasting windows to three elevations that capture picturesque views along the valley. This room is rich in character, with exposed ceiling beams and an open fire set within a brick surround—ideal for relaxing or entertaining.

Additional accommodation includes a rear porch, completing the layout of this characterful home with excellent potential.

Upstairs, a galleried landing provides an attractive and spacious focal point, enhancing the sense of light and openness throughout the first floor.

The principal bedroom enjoys a triple aspect, with windows to three elevations offering delightful rural views, and benefits from its own en suite shower room. There are four further well-proportioned bedrooms, providing flexible accommodation for family living, guests, or home working.

The first floor layout offers excellent potential to be reconfigured to suit a buyer’s individual requirements and design preferences. The family bathroom is currently fitted with a coloured suite and includes an airing cupboard for additional storage.

Externally
The property is approached via a private track, leading to a gated entrance.

The mature, well-stocked gardens wrap around three sides of the property and are predominantly laid to lawn, interspersed with a variety of established planting. Additional features include a garden shed, wood store, greenhouse, pond, and a charming wooded area, creating a delightful outdoor environment.

Please note, a public footpath runs through the entrance gate and continues through the wooded area of the grounds.

Services
Mains electricity, private water, private drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

Directions
Postcode for the property is SY21 9JD

What3Words Reference is flattens.lime.writings

Please note that some satellite navigation systems may direct you to turn right at the fork towards Frochas Hill Kennels & Cattery. This is incorrect for the property. Instead, turn left at the fork and continue through Dingle Nursery & Garden Centre. Follow this lane for around one mile until you reach Gaer Farm. Parking is available on the grass verge on the right-hand side adjacent to the farm. Please ensure the lane remains clear at all times to allow access for farm vehicles.

From this point, access to the property is on foot only. Please do not drive any further, as the route ahead is a single-track lane with no parking or turning facilities. The walk to the property takes approximately 15 minutes. Suitable outdoor clothing and sturdy footwear are recommended, as the route includes uneven ground and areas where brambles and nettles may be present.

Continue along the lane until the tarmac surface ends, then follow the farm track to the left. At the end of the track, pass through the farm gate into the field and proceed along the right-hand boundary to the second gate, which provides access to the property.

Please ensure that both farm gates are securely closed after entering and leaving.

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 24th July 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 sellers 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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TEL: - 01938 530856
Email: - heatherlloyd@harrisonsllp.com

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