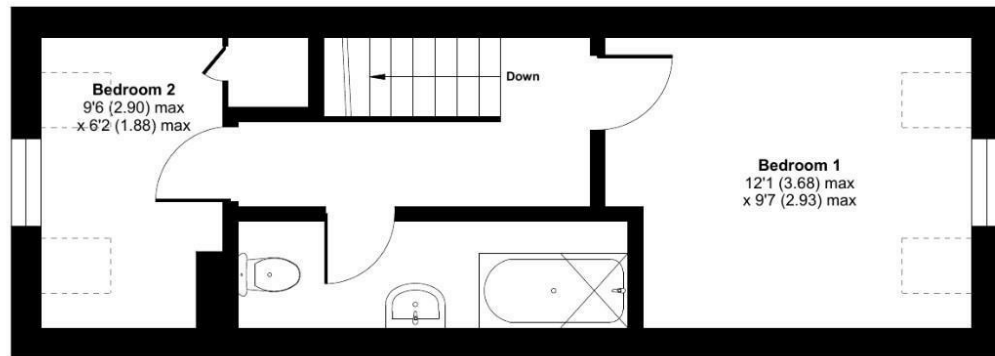


FOR SALE

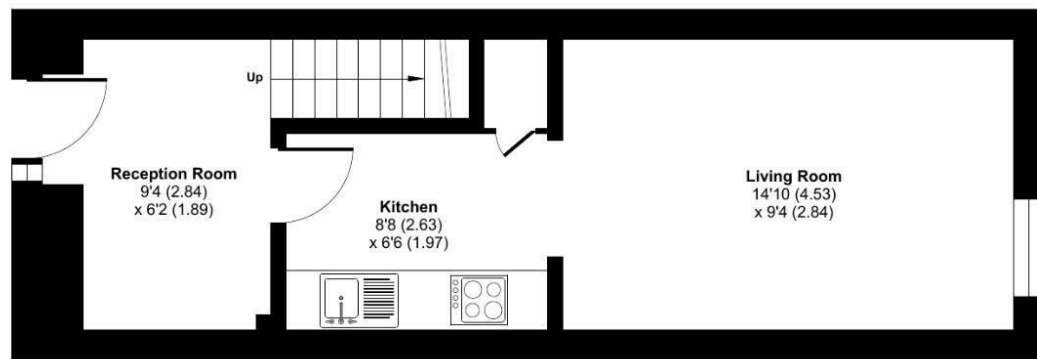
3 Malthouse Salop Road, Welshpool, SY21 7EF



Approximate Area = 576 sq ft / 53.5 sq m
Limited Use Area(s) = 17 sq ft / 1.6 sq m
Total = 593 sq ft / 55.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1468433



FOR SALE

£69,950

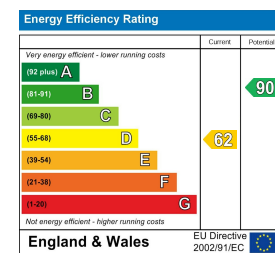
3 Malthouse Salop Road, Welshpool, SY21 7EF

Situated a short walk from the town centre and local amenities this property would make a great first time purchase or buy to let investment. The property comprises entrance hall, kitchen, lounge, landing, master bedroom, bathroom and further small single bedroom or study. The property benefits from gas fired central heating, double glazing, no onward chain and very convenient location.

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



01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Conveniently located within walking distance of the town centre
- Ideal first-time purchase
- Two-bedroom accommodation
- No onward chain

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.

ACCOMODATION

Situated just a short walk from the town centre this property would make an ideal first time purchase or buy to let property

The property is entered through a double glazed entrance door that leads the entrance hall where the stairs lead off and there is plumbing for a washing machine and an ideal gas boiler.

The galley kitchen is fitted with a range of wall and base units with space for an electric cooker and understairs storage cupboard

The lounge has a window to the rear

Landing with loft access

Bedroom one has a window to the rear and a smaller single room overlooks the front.

The bathroom is fitted with a white suite comprises a bath with shower over and screen, pedestal wash hand basing and W.C.

SERVICES

Mains electricity, water, drainage and gas 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 'B'

DIRECTIONS

Postcode for the property is SY21 7EF

What3Words Reference is emulating.rock.inquest

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
www.rightmove.co.uk
www.onthemarket.com