



MORRIS
MARSHALL
POOLE

1 Brynhyfryd

Princess Street, Montgomery, Powys, SY15 6PZ

Asking Price: £200,000

Occupying a convenient position just a short stroll from the picturesque town square, this Grade II Listed end-of-terrace cottage presents an increasingly rare opportunity to acquire a character property requiring improvement within the heart of Montgomery. Offering accommodation arranged over three floors, the property retains a wealth of original features and considerable period charm, whilst now requiring a comprehensive programme of renovation and modernisation, allowing prospective purchasers the opportunity to create a home tailored to their own tastes and requirements.

The accommodation is entered via a timber part-glazed entrance door opening into a front-facing Sitting Room featuring a ceramic tiled floor and a wood-burning stove set within an inglenook-style fireplace, creating an attractive focal point. Exposed ceiling timbers and an alcove storage cupboard further enhance the room's character and reflect the property's historic origins. Leading through from the Sitting Room is a second Reception Room positioned to the rear of the property, enjoying views over the garden. This room features exposed floorboards and a night storage heater and offers flexibility for use as a Dining Room, Family Room, Study or Home Office. An Inner Hallway with tiled flooring provides access to the Cellar and a Side Entrance Porch. The Porch connects to a useful Utility Area and also provides external access to the rear garden. Situated at the rear of the property is a Galley-Style Kitchen fitted with a range of base units incorporating a stainless-steel sink unit together with plumbing for a dishwasher. Whilst functional, the Kitchen would benefit from updating and forms part of the wider improvement potential offered by the property.

A notable feature of the cottage is the staircase which rises through the house, serving the upper floors and contributing greatly to the property's period character. On the first floor are Two Bedrooms, together with a Bathroom and Separate Shower Room. The staircase continues to the second floor where Two Further Bedrooms are located, providing adaptable accommodation suitable for family occupation, guest accommodation or home-working purposes.



- Grade II Listed End-of-Terrace Cottage Requiring Renovation and Modernisation
- Spacious Accommodation arranged over three floors
- Wealth of Character Features including Exposed Beams and an Inglenook-style Fireplace
- Four Bedrooms, Bathroom and Separate Shower Room
- Useful Cellar, Utility Area and Side Entrance Porch
- Attached Garage with double timber opening doors
- Large rear Lawned Garden, a particularly attractive feature within a town-centre setting
- Energy Efficiency Rating: 39 (E) (Expires: 23/05/2029)



OUTSIDE

The property benefits from an attached Garage with double timber opening doors, which is suitable for outdoor storage. Prospective purchasers should note that the neighbouring property enjoys a right of way through the adjoining access. A particularly appealing feature is the generous rear garden. Unusually large for a property situated so close to the centre of town, the garden is predominantly laid to lawn and offers tremendous scope for landscaping and enhancement. It provides an excellent outdoor space for families, gardening enthusiasts and those seeking a more substantial garden than is typically associated with town-centre properties.

The property occupies an enviable position within the historic market town of Montgomery, one of the most attractive and sought-after towns in the Welsh Marches. Steeped in history and renowned for its elegant Georgian architecture, Montgomery centres around a charming town square and enjoys the backdrop of the famous castle ruins which command far-reaching views across the surrounding countryside.

The town offers a range of everyday amenities including independent shops, cafés, public houses, restaurants, primary schooling and community facilities. The surrounding area is renowned for its scenic beauty, offering excellent opportunities for walking, cycling and other outdoor pursuits. The larger centres of Welshpool, Newtown and Shrewsbury are all readily accessible and provide a wider range of retail, leisure and educational facilities.

DIRECTIONS

From our Welshpool Office travel on the A483 south for Newtown. From the Sarn-Y-Bryn Caled roundabout proceed on the A490 into the village of Forden and continue straight on the B4388 for Montgomery. On reaching Montgomery continue along the road ignoring all turnings off, proceed up Princess Street and after passing a Chapel on the left hand side continue for a short distance further and 1 Brynhyfryd will be located on the right hand side.

What3words://foreheads.reworked.cherubs

LAND REGISTRY NUMBER WA831861

COUNCIL TAX

Band 'D' (Powys County Council).

TENURE

Freehold.

SERVICES

Mains electricity, Water, Drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from rivers - very low risk - risk less than 0.1% chance each year.

Flooding from the sea - very low risk - risk less than 0.1% chance each year.

Flooding from surface water and small watercourses - very low risk - risk less than 0.1% chance each year.

BROADBAND AND MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>









FLOORPLANS

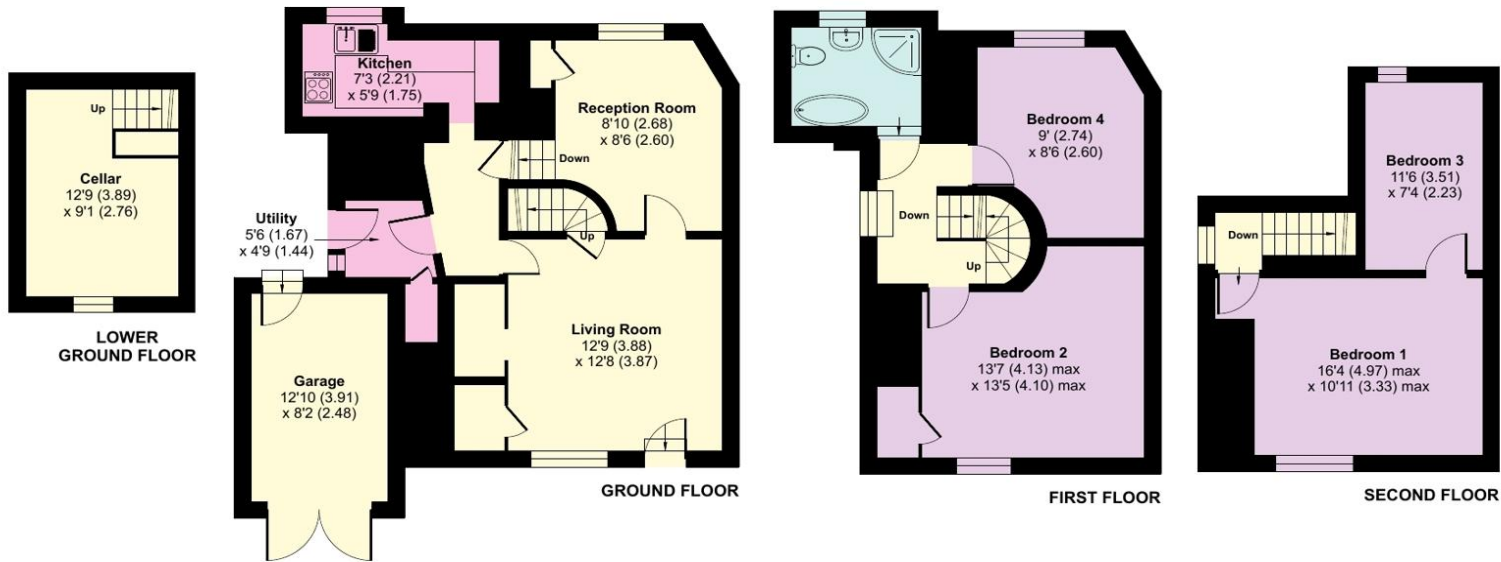
1 Brynhyfryd, Princess Street, Montgomery, SY15 6PZ

Approximate Area = 1283 sq ft / 119.2 sq m

Garage = 104 sq ft / 9.7 sq m

Total = 1387 sq ft / 128.9 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). © nidecom 2026. Produced for Morris Marshall & Poole. REF: 1457231