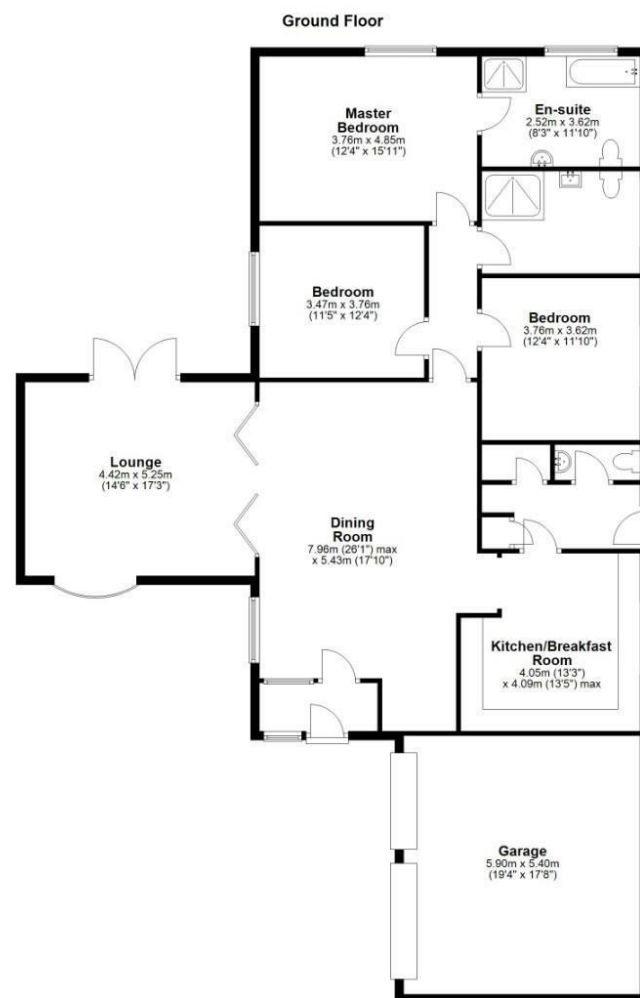


FOR SALE

Holly Lodge Kerry, Newtown, Powys, SY16 4NP



FOR SALE

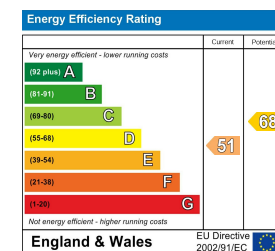
£525,000

Holly Lodge Kerry, Newtown, Powys, SY16 4NP

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



Situated in the village of Kerry this well proportioned three bedroom detached bungalow has undergone a comprehensive scheme of refurbishment by the current owners. The property benefits from recently fitted windows, doors and fascia, refitted kitchen and bathrooms, boiler, internal doors and floor coverings throughout. The property boasts lovely rural views along the valley and sits in a generous plot with ample off road parking and twin garage.



01938 555 552

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 any agent 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.


halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial


halls.gb.com

01938 555 552






2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Village Location
- Stunning Rural Views
- Fully Refurbished
- Twin Garage and Off Road Parking
- LPG Central Heating
- Three Bed Detached Bungalow

UPVC double glazed stable door with frosted double glazed side window leading into

Entrance Hall
with fuse board, panel glazed door, leading into

Dining Hallway
26'1 x 15'9
Double glazed window to side elevation, double doors leading into lounge, two radiators, five wall light points, opening into

Kitchen
14'7 x 13'4 maximum measurements
L Shaped, refitted with a modern range of shaker style wall and base units with laminate work surfaces, electric induction hob, extractor canopy, space for American style fridge freezer, integrated dishwasher, 1 1/2 bowl sink drainer unit with mixer tap, double glazed window to rear over looking the garden and valley beyond, tiled splashbacks, radiator, electric double oven, exposed stone work to two walls.

Boot Room
8'8 x 4'8
Worcester LPG combination boiler, plumbing and space for washing machine, UPVC double glazed stable door to the rear garden, pantry cupboard, cloaks cupboard.

WC
Low level WC, wash hand basin set on vanity unit, frosted double glazed window to side elevation.

Lounge
17' x 14'3
Inset multi fuel stove with oak mantle, double glazed bay window to the front elevation, double glazed French doors leading onto the patio entertaining area, television point, two frosted double glazed windows, radiator, folding doors to dining hallway

Inner Hallway
Loft access, drop down ladder, radiator.

Bedroom 1
15'9 x 12'3
Double glazed window to rear elevation, radiator.

En-suite
Which has been refitted with a bath with mixer tap and shower attachment, walk in electric shower, marble sink set on vanity unit with storage under, additional storage cupboards to side, low level WC, radiator, tiled splash backs, wood laminate floor covering, frosted double glazed window.

Bedroom 2
12'4 'x 11'4
Built in wardrobes, double glazed window to rear, radiator.

Bedroom 3
12'4 x 11'4
Double glazed window to side elevation, radiator, built in wardrobes and drawers unit.

Shower Room
Walk in electric double shower, wash hand basin set on vanity unit, low level WC, radiator, frosted double glazed window to side elevation, wood laminate flooring, part tiled walls.

Externaly
To the front the property has gated entrance leading to tarmac off road parking and turning area. There are stocked borders around the property, courtesy lighting, LPG tank, wrap around lawn, paved seating area and patio area. To the rear there is a shed, wood store, sun shade, further lawned area, stocked borders, external tap and lovely views along the valley.

Twin Garage
19'5 x 17'4
With up and over doors, three windows to side elevation, integrated fridge freezer, inset stainless steel sink drainer unit, range of wall units. Would be easily converted into living accommodation / annex , subject to planning.

Services
Mains electricity, water and LPG 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 'F'

Directions
Postcode for the property is SY16 4NP

What3Words Reference is totals.skewed.foreheads

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

Money Laundering
We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

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