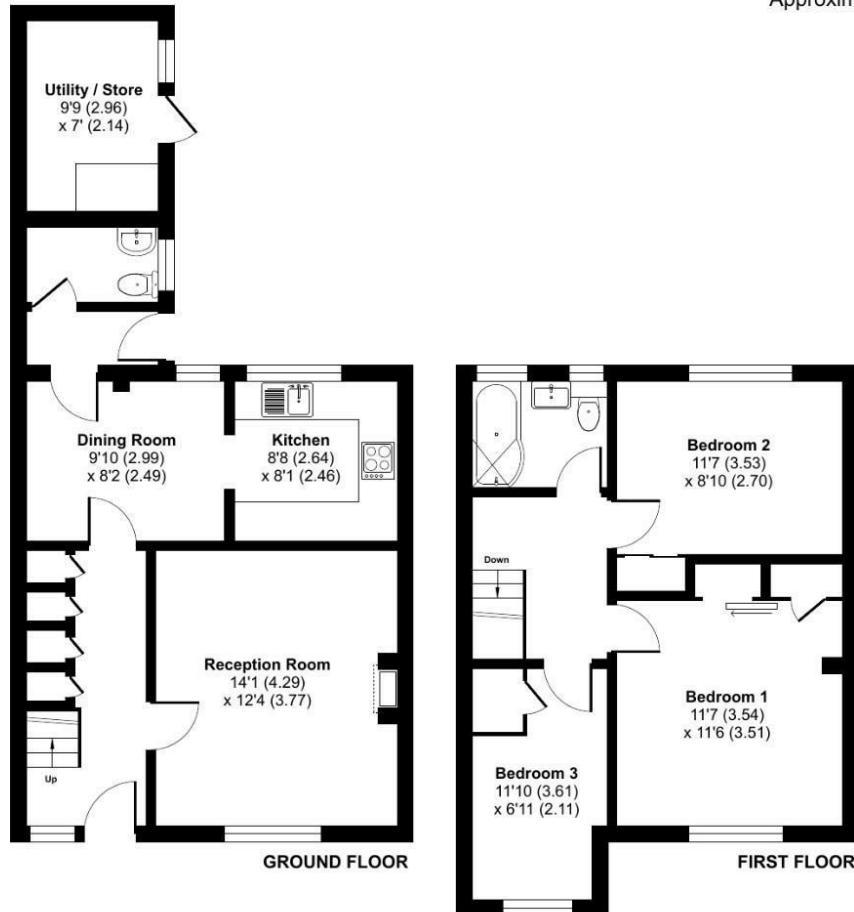


FOR SALE

22 Fairfield, Kerry, Newtown, SY16 4PP



Approximate Area = 938 sq ft / 87.1 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 1003 sq ft / 93.1 sq m
For identification only - Not to scale

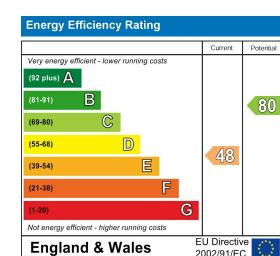


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1273339

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 555 552

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



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Offers in the region of £190,000

22 Fairfield, Kerry, Newtown, SY16 4PP

Situated in the popular village of Kerry close to local school, shops and amenities and having a playing field and park just outside the front door this three bedroom mid terrace home comprises entrance hall, lounge with wood burning stove, dining room, fitted kitchen, rear hallway, W.C., utility, landing two generous double bedrooms with built in wardrobes, bed three with built in wardrobe, refitted bathroom. The property has double glazing, oil fired central heating, lawned garden to the front and a paved rear yard to enjoy the evening sun. The property has also been re-roofed.



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01938 555 552



- **Three bedroom mid terrace home**
- **Situated in the popular village of Kerry**
- **Close to local school, shops and amenities and playing field and park on doorstep**
- **Accommodation includes lounge, fitted kitchen and refitted bathroom**
- **Lawned garden to the front and a paved rear yard to enjoy the evening sun**
- **The property has also been re-roofed**

Frosted double glazed entrance door with side window leading into

Entrance Hall
Stairs off, wood laminate floor covering, radiator, under stairs storage cupboard.

Lounge
Double glazed window to front elevation with open aspect, television point, inset woodburning stove with back boiler providing hot water, radiator.

Dining Room
Wood laminate floor covering, frosted double glazed window to rear, radiator.

Kitchen

Fitted with a modern range of white high gloss wall and base units with laminate work surfaces, space for fridge freezer, space for electric cooker, electric hob, extractor canopy, stainless steel sink drainer unit, mixer tap, double glazed window to rear, wood laminate floor covering, tiled splashback.

Rear Hallway

Frosted double glazed access door.

W.C.

Wall mounted wash hand basin, low level W.C.

Utility Room

Double glazed door and window, plumbing and space for washing machine and tumble dryer, oil fired boiler and fuse board.

Bedroom One

Double glazed window to front elevation with open views, radiator, built-in double wardrobe, airing cupboard.

Bedroom Two

Double glazed window to the rear elevation, radiator, built-in wardrobe.

Bedroom Three

Double glazed window to front elevation with open views, radiator, built-in wardrobe.

Bathroom

Re-fitted with a white suite comprising bath with shower over and screen, wash hand basin set on vanity unit with storage cupboard under, low level W.C., two frosted double glazed windows to rear elevation, tiled splashback, heated towel rail, extractor fan.

Externally

To the front, the property has a gated pedestrian entrance, lawned area, entrance canopy. To the rear there is a paved and gravelled yard, outside tap, courtesy light, rear pedestrian gate, log store and oil tank.

Services

Mains electricity, water and drainage 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 'C'

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.

Email: welshpool@hallsrgb.com

Directions

Postcode for the property is SY16 4PP

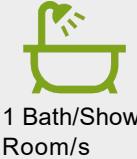
What3Words Reference is across.incursion.spectacle



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s