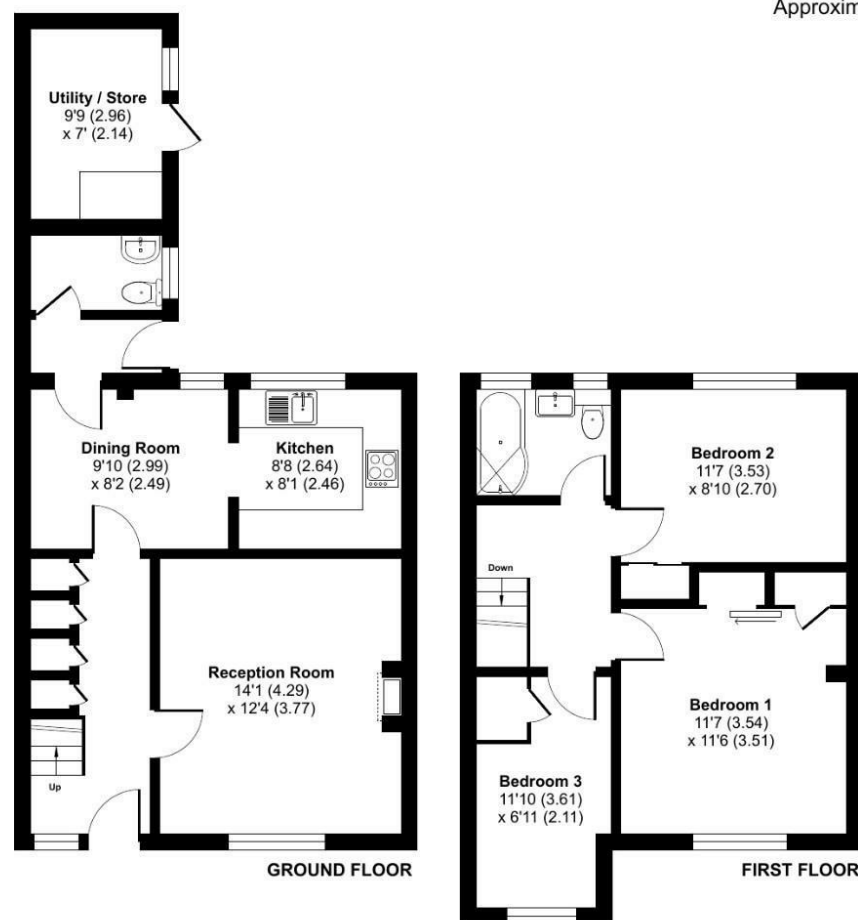


FOR SALE

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



FOR SALE

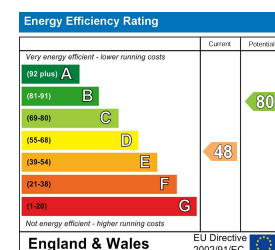
Offers in the region of £190,000

22 Fairfield, Kerry, Newtown, SY16 4PP

**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 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.



01938 555 552

Welshpool Sales

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



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01938 555 552





2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- 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@halls.gb.com

**Directions**

Postcode for the property is SY16 4PP

What3Words Reference is across.incursion.spectacle

**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](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)