



Holters

Local Agent, National Exposure

13 The Gardens, Common Road, Kerry, Newtown, SY16 4NX

Offers in the region of £210,000



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This 3-bed mid terrace property offers a fantastic opportunity to create your dream family home! Situated in a sought after village location, benefiting from an open plan kitchen diner, enclosed rear garden, convenient location and off road parking.

Key Features

- Mid Terrace Property
- 3 Bedrooms
- Good Size Living Room
- Open Plan Kitchen Diner
- Convenient Utility Room
- Enclosed Rear Garden
- Off Road Parking
- Quiet Village Location
- Countryside Views to the Rear
- EPC D

The Property

Introducing 13 The Gardens! This superb, mid-terraced family home is located in a quiet cul-de-sac in the popular village of Kerry. Built in the late 1950s, this 3 bedroom property has been well maintained over the years and offers an open plan kitchen diner, a good size living room, off road parking for up to 3 vehicles, a sizeable rear garden and wonderful countryside views to the rear.

When entering the property, you are greeted by the entrance hall with stairs ascending to the first floor, a useful storage cupboard and access to the living room and the kitchen diner. The spacious living room offers a window to the front and patio doors to the rear, creating a lovely light space. There is an electric feature fireplace, as the original fireplace has been closed off but could be reopened by the new owners if they wish. The kitchen diner is fitted with a range of matching wall and base units, and enjoys a pleasant outlook to the rear garden. The kitchen is fitted with a gas range cooker, an American style fridge freezer, a dishwasher and integrated wine cooler, whilst offering ample

cupboard and worktop space. The L-shaped room offers a designated space for a dining table and chairs. Outside, there is an externally accessed utility room which offer electric and plumbing for a washing machine and dryer.

Heading upstairs, the first floor offers three bedrooms, a family bathroom and an airing cupboard. The master bedroom spans the width of the property and benefits from dual aspect windows which showcase the impressive views of the nearby hills and countryside. The bathroom is fitted with a wash basin, a bath with mains shower over, and wc. Bedrooms two and three are both good sizes and there is also a useful airing cupboard on the landing.

The rear garden has defined fenced borders, flowered beds, a paved area and is largely laid to lawn. This space provides an ideal setting for entertaining guests or for the children to play and explore. There is also rear gated access. Additionally, there is a private driveway to the front of the property with space for up to 3 vehicles.

If you are looking for your next family home, you've found it! Don't miss out on the opportunity to acquire this superb property!

The Location

Kerry is a vibrant village which sits astride the A489 some 3 miles from the major town of Newtown. The village has two public houses, a post office, primary school, village hall and church. Other towns, such as Welshpool, Newtown and

Shrewsbury, are within commuting distance and provide access to the national rail and motorway network. The largest town in Powys, Newtown is situated approximately 10 miles from the Wales-England border and offers an extensive range of retail, recreational and educational facilities. Served by Arriva Trains Wales Newtown is easily accessible by Rail and holds several local bus services along with a daily returning National Express coach. There is outstanding education available in the area, with 8 junior/ infant schools including a special need school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award in a recent inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture. Newtown also offers a great deal of everyday essentials, with shops that include, farm materials, banks, supermarkets, electrical stores and a large array of bars and restaurants. If you like to spend your time soaking up some local culture Newtown plays host to a theatre – Theatre Hafren, a museum-The Robert Owen Museum and Oriel Davies Gallery, a major public gallery of Wales, which is home to national and international art and craft. If you are somebody that likes to participate in leisure activities and sports at any level, Newtown is an ideal place for you, with Welsh premier league Side Newtown who play their home football at Llatham Park, that recently secured a Europa League



qualifying spot, to a wide selection of local clubs who play in organized leagues within Wales. Newtown holds several other sports clubs including Rugby, Bowls, Cricket, Tennis and a Basketball club who have recently been reformed as the Mid- Wales Basketball Club. The town also has a selection of gymnasiums and a thriving running scene.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C

Services

We are informed the property is connected to all mains services.

Heating

Oil fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 1800MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Newtown - 4 Miles
- Montgomery - 9 Miles
- Bishops Castle - 13 Miles
- Welshpool - 14 Miles
- Llanfair Caereinion - 15 Miles
- Shrewsbury - 30 Miles

What3Words

///scaffold.frame.croaking

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

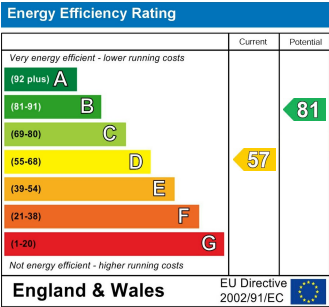
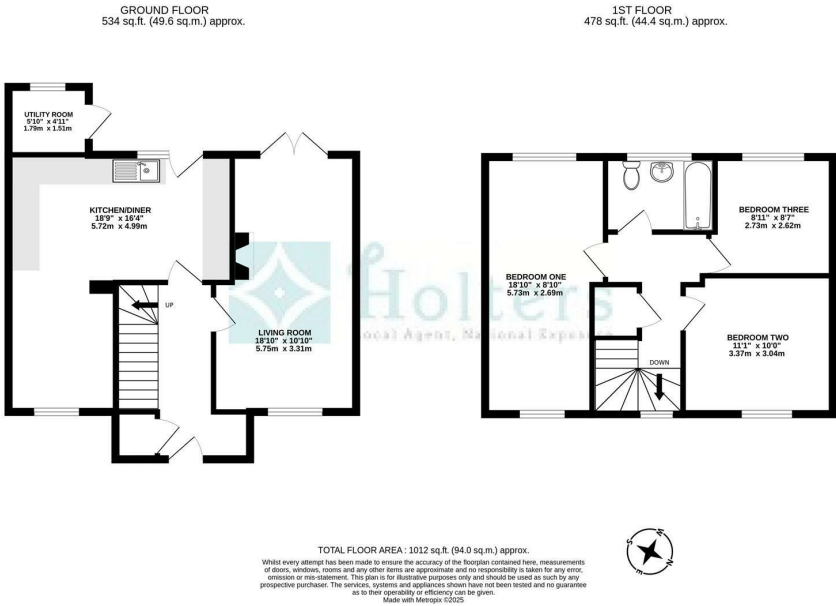
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





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