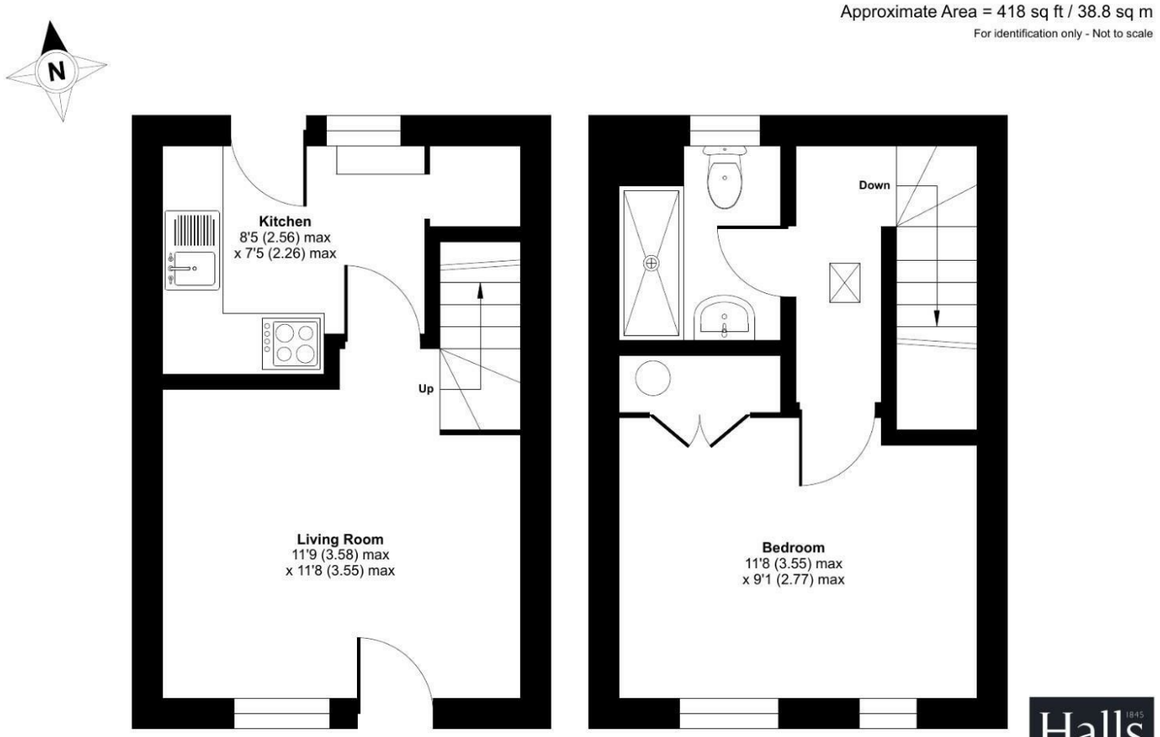
FOR SALE

11 Park Avenue, Kerry, Newtown, SY16 4DA

Approximate Area = 418 sq ft / 38.8 sq m

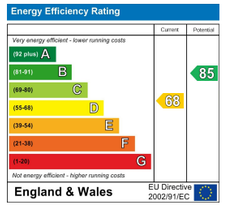
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1499170

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 555552

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

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FOR SALE

Offers in the region of £130,000

11 Park Avenue, Kerry, Newtown, SY16 4DA

Recently refurbished, one bedroom terraced property situated in a quiet residential area of the popular village of Kerry, close to local amenities. Benefitting from front and rear gardens and a nearby parking space. The rear of the property enjoys a pleasant leafy setting, with mature trees surrounding Kerry FC grounds and the Afon Miwl beyond

Ideal for first-time buyers or investors, with excellent rental potential

No upward chain

FOR SALE

1 Reception Room/s | 1 Bedroom/s | 1 Bath/Shower Room/s

- **Recently refurbished one bedroom terraced property**
- **Quiet village location close to Kerry amenities**
- **Off-road parking**
- **Front and rear gardens plus nearby parking**
- **Ideal first home or investment property**
- **No upward chain**

SITUATION
Positioned on the A489, 2.8 miles south east of Newtown, Kerry provides a useful range of local amenities including two pubs, a church, village hall, bowling green, post office, village store, and a primary school

Transport links are excellent, with easy access by car or bus to the town centre and the Newtown bypass via Llanidloes Road. Newtown railway station is a key stop on the Cambrian Line, offering eastbound services to Shrewsbury and Birmingham, and westbound connections to Machynlleth, Aberystwyth, and Pwllheli

SCHOOLS
Families are well served by a strong choice of schools in and around Newtown

Several primary options lie within easy reach, including Ysgol Dafydd Llwyd, a well regarded Welsh medium school, and Maesyrhandir C.P. School, both situated on the western side of town. Ysgol Calon y Dderwen, close to the town centre, offers another accessible primary alternative. For older pupils, Newtown High School provides comprehensive secondary education for ages 11–18, while Brynllywarch Hall School in nearby Kerry offers specialist provision in a supportive rural setting

Together, these schools create a well rounded educational landscape within just a few miles of the property

DESCRIPTION
11, Park Avenue is a recently refurbished one bedroom terraced property, situated within the popular rural village of Kerry and enjoys a peaceful setting with a leafy backdrop.

Mature trees surround Kerry FC grounds to the rear, together with the Afon Miwl beyond, create an attractive sense of privacy and tranquillity

Previously let as an investment property, the house has been refurbished throughout and benefits from double glazing, modern storage heating, a newly fitted shower room, new carpets and a new oven. The white goods shown are for illustrative purposes only and are excluded from the sale.

A charming front garden creates an attractive first impression, leading into a cosy and welcoming living room. To the rear of the property, the well-appointed kitchen enjoys direct access to the enclosed rear garden, offering an ideal space for outdoor dining and entertaining. The garden also provides convenient access to the allocated parking space, while ample on-street parking is available nearby. In addition, there is further off-road parking located at the gable end of the property.

Close proximity to Kerry FC grounds and a children's play area opposite creates an attractive community setting, offering convenient access to recreational space and outdoor leisure opportunities

The property would make an ideal first home, downsizing opportunity or buy-to-let investment, with strong rental appeal

No upward chain

SERVICES
Mains electricity, water, drainage and electric 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 'B'

DIRECTIONS
Postcode for the property is SY16 4DA

What3Words Reference is ///giraffes.blesses.behalf

VIEWINGS
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES
Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com