



Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using Planup.

**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.



01938 555552

**Welshpool Sales**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

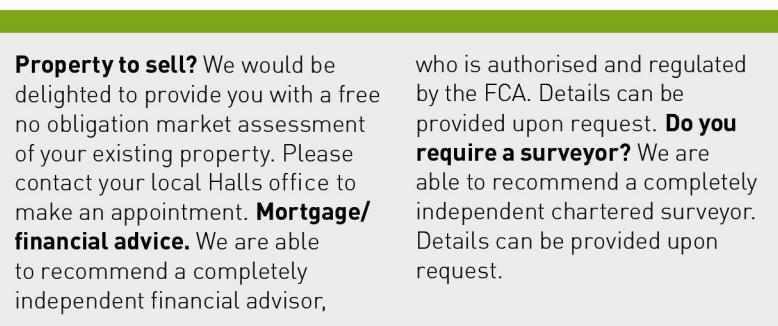
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent 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.



£525,000

Holly Lodge Kerry, Newtown, Powys, SY16 4NP

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.



#### Energy Performance Rating





- **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 overlooking 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.

#### **Externally**

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'



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s

**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@hallsrgb.com

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