

Holters

Local Agent, National Exposure

3 St. Michaels Drive, Kerry, Newtown, Powys, SY16 4FD

Offers in the region of £265,000



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3 St Michael's Drive is a beautifully presented 3-bed semi-detached home in sought-after Kerry.

Light-filled living spaces, modern kitchen, private garden, and two parking spaces—ideal for families or first-time buyers.

Key Features

- Energy Efficient Semi-Detached Property
- Three Bedrooms
- Kitchen / Breakfast Room
- Large Living Room
- Family Bathroom, Ensuite, Downstairs WC
- Enclosed Rear Garden
- Off-Road Parking
- Popular Village Location
- EPC B
- Council Tax D

The Property

Welcome to 3 St Michael's Drive, a modern and thoughtfully designed home in the heart of the popular village of Kerry.

Situated in a quiet, well-kept development, this attractive three-bedroom semi-detached property offers stylish and practical living across three floors. Built in 2019 and owned from new, the home has been lovingly maintained and is now ready to welcome its next chapter.

Inside, you'll find a well-planned layout with generous proportions and a clean, contemporary finish. The ground floor includes a welcoming hallway, a sleek fitted kitchen with integrated appliances and shaker-style cabinetry, a convenient downstairs WC, and a spacious living/dining area to the rear. With French doors opening onto the garden and additional Velux windows above, the main reception room is flooded with natural light. It's the perfect setting for everyday living and

entertaining.

Upstairs, the first floor comprises two comfortable double bedrooms and a modern family bathroom featuring both bath and separate shower. The top floor is dedicated to a bright and airy principal bedroom, complete with its own en-suite shower room.

The enclosed rear garden is secure and well-sized, ideal for families or simply enjoying the outdoors in privacy. A mix of lawn and patio makes it a versatile space for relaxation, play, or summer barbecues. There's also a lawned frontage, side access to the rear, and a private driveway with parking for two vehicles.

Homes on this street have proven to be popular. Its immediate neighbour has recently sold, so early viewing is strongly recommended. Whether you're looking for a first home, a move up the ladder, or a well-located downsize, No. 3 is an excellent opportunity to settle into a friendly and sought-after part of Kerry.

The Location

Kerry is a picturesque village nestled in the heart of Powys, Wales, with a population of around 800 residents, it offers a blend of rural charm and modern amenities.

The village is well-equipped with essential services, including two pubs—the Herbert Arms and the Kerry Lamb—a village hall, a bowling green, a post office, a primary school, and a

hairdresser. The local football club, Kerry F.C., adds to the community's vibrant spirit.

Kerry's rich history, scenic surroundings, and strong community make it a delightful place to visit or reside.

Other towns, such as Welshpool, Newtown and Shrewsbury, are within commuting distance and provide access to the national rail and motorway network.

Newtown which is less than 10 minutes by car, offers an extensive range of retail, recreational and educational facilities.

There is outstanding education available in the area, with 8 junior/ infant schools including a special needs school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award at inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture.

Newtown 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 – Theatr 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 AFC 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.

Heating

The property has the benefit of an air source heat pump

Services

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

Council Tax

Powys County Council - Band D

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Tenure

We are informed the property is of freehold tenure.

What3Words

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Nearest Towns/Cities

- Newtown - 2.5 Miles
- Montgomery - 9 Miles
- Bishops Castle - 13 Miles
- Welshpool - 14 Miles
- Llanfair Caereinion - 15 Miles
- Shrewsbury - 30 Miles

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of

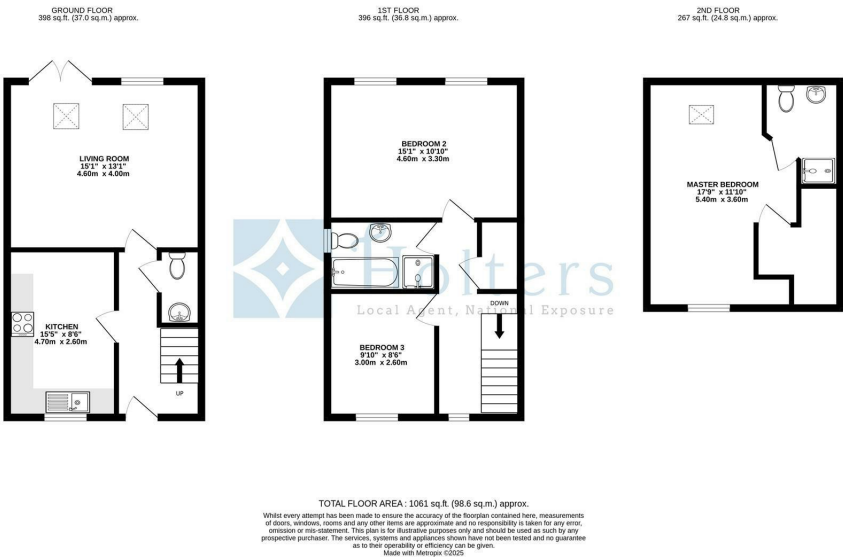
way, whether mentioned in these sales particulars or not.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

