

Holters

Local Agent, National Exposure

**1 St. Michaels Drive, Kerry, Newtown, SY16 4FD**

**Offers in the region of £275,000**



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# 1 St. Michaels Drive, Kerry, Newtown, SY16 4FD

Holters are delighted to present to market 1 St Michael's Drive in Kerry.

A semi detached, 3 bedroom energy efficient home in a popular cul-de-sac.

## Key Features

- Energy Efficient Semi-Detached Property
- Three Bedrooms
- Kitchen / Breakfast Room
- Large Living Room
- Family Bathroom, Ensuite, Downstairs WC
- Attached Garage
- Enclosed Rear Garden
- Off-Road Parking
- Popular Village Location
- No Onward Chain

## The Property

Welcome to this beautifully presented and contemporary semi-detached home, located on the sought-after St. Michaels Drive in the lovely village of Kerry.

Originally built in 2019, the current owners bought the property off-plan so this is the first time it is being presented to the open market. It has been immaculately maintained and offers 3 double bedrooms, 2 bathrooms, a large reception room, enclosed rear garden, detached garage and a driveway providing off road parking for 2 cars.

Inside, the accommodation spans over three floors. On the ground floor the entrance hallway gives access to the kitchen, large living room, downstairs WC and has stairs rising off to the first floor. The modern kitchen features sleek grey shaker-style cabinets, integrated appliances, and black stone-effect worktops. The kitchen is well-equipped with a double oven, ceramic hob, extractor hood, and built-in fridge-freezer. The spacious living room spans

the width of the property and is an exceptionally light and airy space with French windows to the garden, two Velux windows and an additional window. The access to the garden makes this space ideal for indoor/outdoor family living and entertaining.

On the first floor a landing area gives way to 2 double bedrooms and family bathroom with bath, separate shower, wash basin and WC. The Master Bedroom with ensuite shower room is located on the second floor.

Outside, to the front of the property there is private off road parking for two vehicles a small lawned area and gated side access to the rear garden. The secure garden has a defined fenced boundary and benefits from being situated on a corner plot. The garden has been landscaped to include both patio and lawned areas as well as a custom built wooden climbing frame which the vendors are happy to include in the sale. The garden also gives access to the attached garage which benefits from lighting and electrical sockets.

The properties in this development were designed with a focus on stylish design, practical living and energy efficiency making 1 St Michael's Drive ideal for first-time buyers, young families, or downsizers.

## 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.

#### Tenure

We are informed the property is of freehold tenure.

#### 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.

#### Nearest Towns/Cities

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

#### What3Words

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#### Wayleaves, Easements and Rights of Way

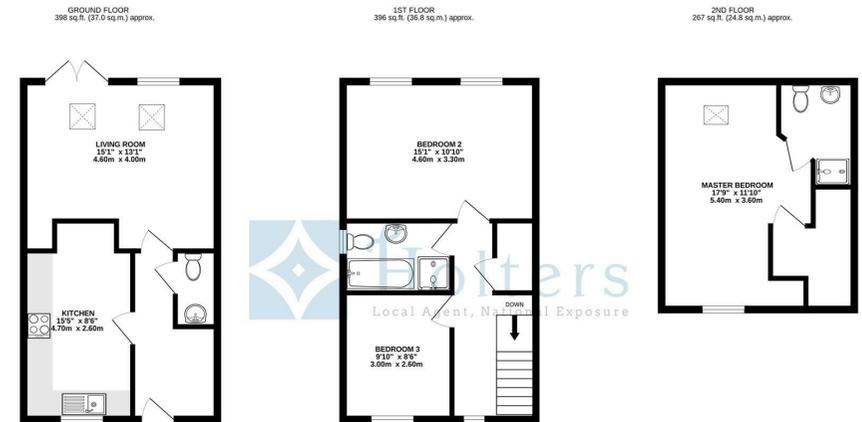
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### 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.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		88	
(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	



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