

Holters
Local Agent, National Exposure

10 Rowan Court, Kerry, Newtown, SY16 4DH

Offers in the region of £250,000



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10 Rowan Court looks good now and offers even more for the future. Three bedrooms, a corner plot, and full planning to create a larger family home.

- Modern Semi Detached Home
- Open Kitchen / Dining Room
- Front & Rear Gardens
- EPC D
- Three Bedrooms
- Light & Airy Main Reception Room
- Attached Garage
- Family Bathroom & Downstairs WC
- Planning Granted for Two Storey Extension
- Off Road Parking

The Property

10 Rowan Court is a well presented three bedroom semi detached home set within the popular village of Kerry, ideally suited to first time buyers and young families looking for a property that is ready to move into while still offering genuine scope to grow over time.

The property occupies a corner plot within a small, well established residential development, giving it a slightly more open aspect than neighbouring homes. It benefits from a newly landscaped front garden, with a slate pathway leading to the front door, creating an immediate sense of care and kerb appeal on arrival. Planning permission is already in place to extend the property across both ground and first floors, allowing for the creation of a four bedroom home. This presents a valuable opportunity for buyers to increase both living space and overall value without the need to relocate in the future.

The front door opens into a welcoming entrance hall with stairs rising to the first floor and access into the main living accommodation. The living room is positioned to the front of the house and provides a comfortable, well proportioned space with good natural light, making it suitable for both everyday use and more relaxed

evenings. A downstairs WC completes the groundfloor.

To the rear, the kitchen and dining room are arranged to create an open plan feel, offering a practical and sociable layout that works well for modern family life. There is ample space for both cooking and dining, with a natural connection through to the garden, making it a room that functions well for day to day living as well as when entertaining.

Upstairs, the first floor provides three bedrooms, all served by a family bathroom fitted with a bath, wash basin and WC. The main bedroom is a good sized double, while bedroom two also comfortably accommodates a double bed. Bedroom three is a useful single room, suited to a child's bedroom, nursery or home office depending on requirements. From the upper floor there are pleasant views across to the football ground and the wooded hillside beyond.

Externally, the rear courtyard garden is an enclosed and well maintained space that has clearly been enjoyed by the current owners. It includes a patio seating area, gravel sections, established planting and a timber shed, creating a low maintenance outdoor area with space for both relaxing and practical use.

With planning permission already secured, a move in ready finish and a sought after village setting, 10 Rowan Court is a home that meets immediate needs while also offering clear and practical potential for the future.

The Location

Kerry is a picturesque village in the heart of Powys, set in open countryside with a strong local community. With a population of around 800, it offers a quieter pace of life while still having everyday essentials close at hand.

The village has a good range of amenities, including two public houses, a village hall, a post office, a primary school, a hairdresser, a bowling green and a local football club. These facilities support village life and provide a natural focus for community activity.

The surrounding countryside is well suited to walking and enjoying the rural setting, while Kerry's location also makes it practical for commuting. Welshpool, Newtown and Shrewsbury are all within reach, providing a wider range of shopping, employment and transport links, including national rail services and access to the motorway network.

Newtown, less than ten minutes away by car, is the largest town in Powys and a key centre for Mid Wales. It offers



a broad range of schools, including Newtown High School and Sixth Form, along with further education at Coleg Powys. The town provides a wide choice of shops, supermarkets, cafés, restaurants and essential services, as well as cultural venues including Theatr Hafren, Oriol Davies Gallery and the Robert Owen Museum. A variety of sports clubs, gyms and leisure facilities further support an active lifestyle.

Kerry offers a balanced combination of village life, countryside surroundings and convenient access to larger towns when needed.

Agents Note

Planning has been granted for "Erection of two storey rear extension"

Powys County Council Reference: 25/0559/HH

Services

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

Heating

The property has oil fired central heating.

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 / Villages

- 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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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

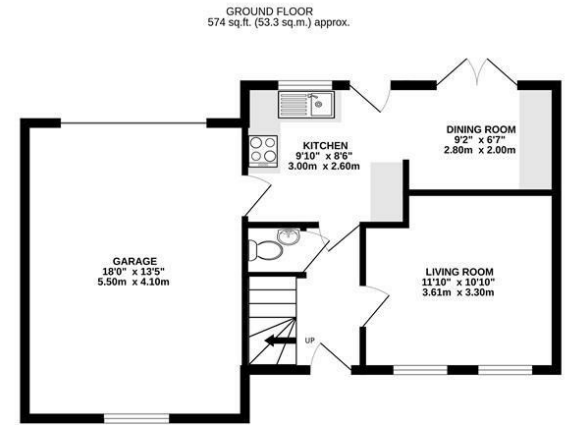
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

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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: 917 sq.ft. (85.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales		EU Directive 2002/91/EC



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