



**30 Kerfoot Avenue, Rhuddlan,
Denbighshire, LL18 2UR**

£245,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Kerfoot Avenue, Rhuddlan

2 Bedrooms - Bungalow - Detached

This ready to move in detached bungalow is located off Vicarage Lane and is within walking distance to the Historic Rhuddlan Village. The accommodation affords the entrance hallway, modern kitchen, bathroom, two double bedrooms, lounge with patio doors to a rear conservatory that leads to a sun room plus additional room behind the garage. Outside there is a gravelled front garden with driveway leading to the single garage & on the other side of the bungalow there is an additional driveway with mains power socket perfect for parking a motor or additional vehicles. EPC is TBC. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the hallway.

Hallway

Having a radiator, tiled flooring, built in storage cupboard with mirrored sliding doors, loft hatch with pull down ladder, open arch to the kitchen.

Kitchen

8'11" x 8'9" (2.74 x 2.68)

Newly fitted wall, base and drawer units, worktop surfaces, tiled splash-backs, slot in gas cooker with extractor fan over, single drainer sink with mixer tap, plumbing for a washing machine, radiator, wall mounted boiler, tiled flooring and double glazed front window.

Lounge

16'1" x 10'5" (4.91 x 3.19)

Located at the rear of the bungalow, this room has a radiator, gas fire, double glazed side window and sliding patio doors giving access to the conservatory.

Conservatory

14'4" x 7'2" (4.39 x 2.20)

Fully double glazed with blinds, tiled flooring, radiator, gas wall heater and double glazed door that takes you into the sun room.

Sun Room

8'8" x 7'9" (2.66 x 2.37)

Again fully double glazed with radiator, tiled flooring, wall light, double glazed sliding doors that lead out to the rear enclosed garden plus open access to the additional room.

Additional Room

9'3" x 9'7" (2.84 x 2.93)

Having quarry tiled flooring, radiator, double glazed rear window and door giving access to the attached garage.

Bedroom 1

11'0" x 10'5" (3.37 x 3.19)

This room has built in mirrored wardrobes, radiator and window looking through the rear sun room.



Bedroom 2

8'10" x 8'0" (2.70 x 2.46)

With radiator and double glazed front window.

Bathroom

6'7" x 5'4" (2.02 x 1.65)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, fully tiled walls & flooring, extractor fan, shaver socket with wall cupboard, radiator and double glazed front window.

Outside

The front offers a driveway that leads to a single attached garage, low maintenance gravelled garden plus additional side driveway with double timber gates which provide access to the long driveway which could be suitable for a camper van.

To the rear there is a private enclosed garden with timber storage shed.

Garage

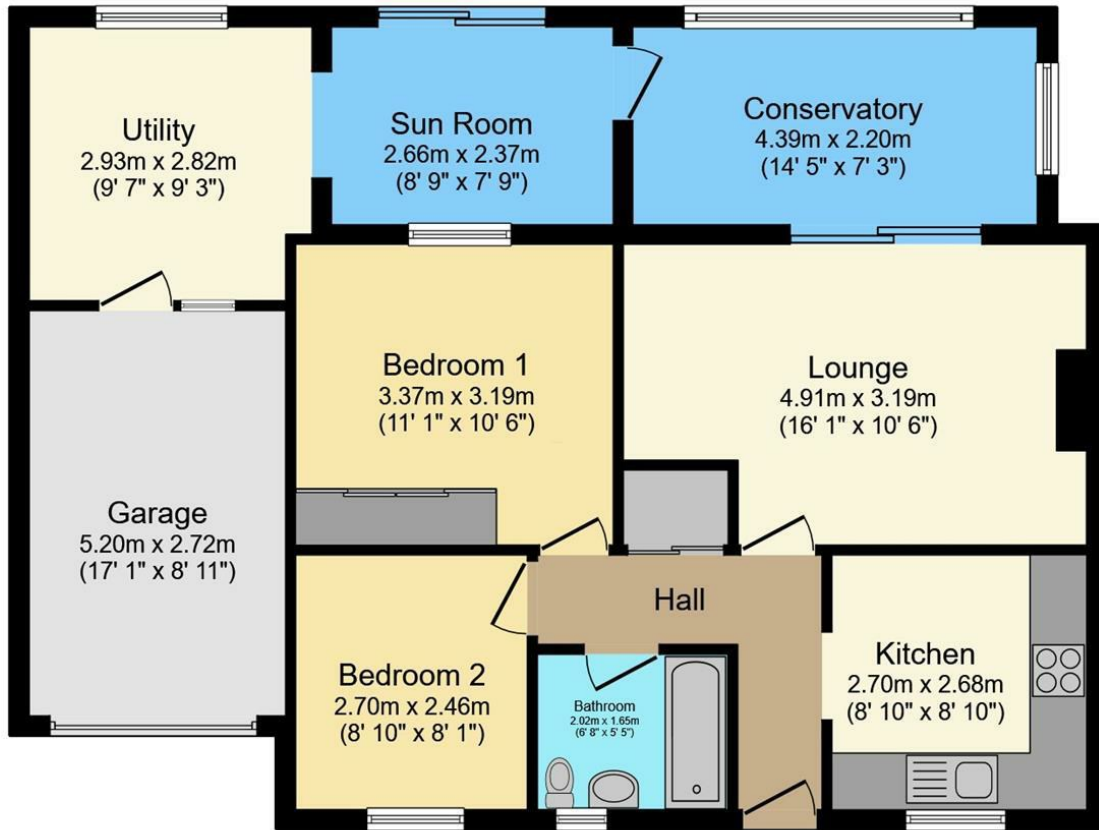
17'1" x 8'11" (5.21 x 2.72)

With up and over door, mains power, water tap and double glazed side window.

Directions

Proceed onto Vale Road that leads onto Rhuddlan Road. Continue towards Rhuddlan turning right onto Highlands Road. Left onto Vicarage Lane then right onto Kerfoot Avenue. This bungalow can be found half way on your right hand side.





Floor Plan

Total floor area 88.8 m² (956 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.