



**33 Kerfoot Avenue, Rhuddlan, Rhyl,
LL18 2UR**

£255,000

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EPC - D62

Council Tax Band - D

Tenure - Freehold

Kerfoot Avenue, Rhyl

3 Bedrooms - Bungalow - Detached

This detached bungalow has recently been fully refurbished and will be ready to move in, having no onward chain. The accommodation affords the entrance hallway, lounge with picture front window, inner hallway, modern newly fitted kitchen with space to dine, three bedrooms plus new bathroom with modern fully tiled walls. Having many updates, this bungalow has double glazing, new heating, wiring, new carpets & decorated in white. Being close to all local amenities and many superb local walks within this Historic Village. EPC is D62. Freehold. Council tax band D.



Accommodation

Double glazed front door giving access into the entrance hallway

Entrance Hallway

Having a radiator and door to the lounge.

Lounge

14'7" x 11'4" (4.47 x 3.47)

Having a radiator, double glazed side window, large double glazed front window and door to the inner hallway.

Inner Hall

With radiator, loft hatch, walk in storage cupboard housing the boiler and doors off:

Kitchen

11'5" x 8'9" (3.50 x 2.68)

Fitted with new white fronted wall, base and drawer units, grey worktop surfaces, built in oven, electric hob with extractor fan over, tiled splash-backs, single drainer sink with mixer tap, space to dine, laminate flooring, double glazed side window and door, radiator plus walk in storage cupboard/ utility with plumbing for a washing machine with worktop surface and double glazed side window.

Bathroom

8'4" x 5'7" (2.55 x 1.71)

This newly fitted bathroom comprises of a pedestal wash hand basin, toilet, bath with mixer shower attachment, grey & white marble design wall tiles, inset spot lighting, laminate flooring, heated towel rail and two double glazed side windows.

Bedroom 1

12'10" x 11'5" (3.93 x 3.48)

This double bedroom has a radiator and double glazed rear window.

Bedroom 2

9'10" x 8'10" (3.00 x 2.70)

Another double bedroom with radiator and double glazed rear window.



Bedroom 3

8'3" x 7'2" (2.54 x 2.19)

Having a radiator and double glazed side window.

Outside

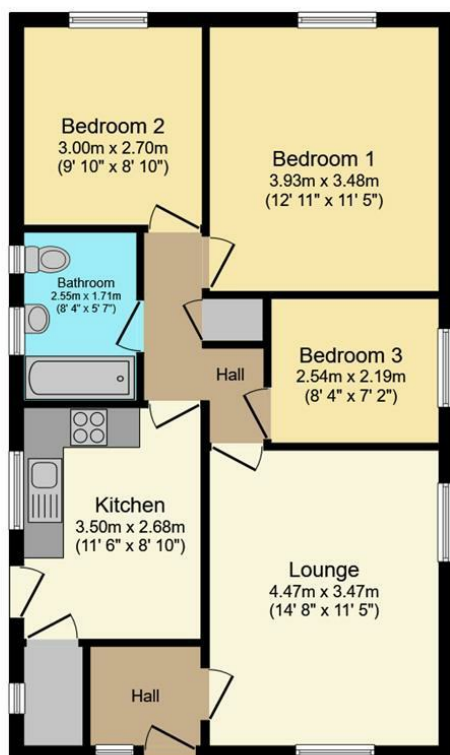
The front offers a driveway that leads to the rear detached garage, recently laid with top soil and grass seeds for a future lawn. The side has modern - slatted fencing.

To the rear there is access to the garage with gravel surround, The main garden is soon to be laid with top soil and again will sew grass seeds for a future lawn. Being a sunny aspect garden this area is perfect for alfresco dining in the summer months.

Directions

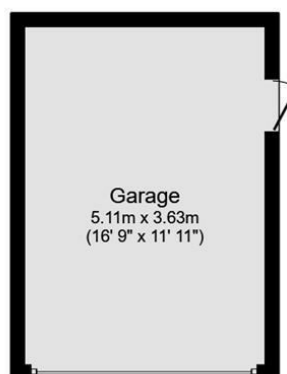
Proceed onto Vale road that leads onto Rhuddlan road. Continue towards Rhuddlan turning right onto Highlands Road and at the junction turn left onto Vicarage Lane then turn right onto Kerfoot Avenue. This bungalow can be located on your left hand side just after the bend.





Floor Plan

Floor area 68.1 sq.m. (733 sq.ft.)



Garage

Floor area 18.5 sq.m. (200 sq.ft.)

TOTAL: 86.6 sq.m. (933 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.