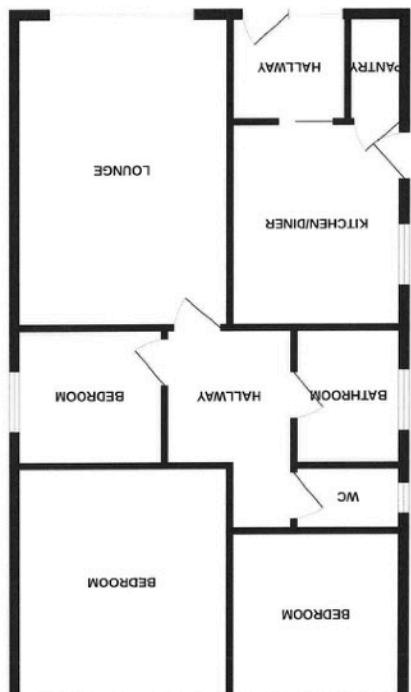


We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.
or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer.

www.fletcherpool.com

F&P Fletcher Pool



33 Kerfoot Avenue
Rhuddlan
LL18 2UR

Spacious Three Bedroom Detached Bungalow Situated In A Sought After Location & Close To Local Amenities

Description

A spacious three bedroom detached bungalow situated in a sought after location and close to the local amenities of Rhuddlan high street. The property maintains a wealth of potential throughout and viewing is highly recommended to appreciate the spacious layout, large sunny garden and location. The accommodation briefly comprises hallway, spacious lounge, good size kitchen /diner with modern combi boiler and pantry, two double bedrooms, a single bedroom, bathroom and separate w.c. Outside to the front is off road parking for one/two vehicles, laid to lawn with a mature tree, to the side of the property is a car port with access to a garage. The rear garden is laid to lawn with mature shrubs and trees.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ MAINTAINS A WEALTH OF POTENTIAL
- ✓ GOOD SIZE REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Hallway

3.47 x 1.69m (11'5" x 5'7")

Lounge

4.47m x 3.47m (14'8" x 11'5")



Kitchen /Diner

3.52m x 2.69m (11'7" x 8'10")



Pantry

1.35m x 0.88m (4'5" x 2'11")

Bedroom One

3.92m x 3.43m (12'11" x 11'3")



Bedroom Two

2.97m x 2.70m (9'9" x 8'11")

Bedroom Three

2.53m x 2.20m (8'4" x 7'3")

Bathroom

1.77m x 1.64m (5'10" x 5'5")

Cupboard

0.79m x 0.68m (2'8" x 2'3")

W.C.

1.79m x 0.82m (5'11" x 6'0")

Location

The property is located in the town of Rhuddlan with its local shops, schools, leisure centre, parks and amenities all nearby. There is easy access to the A55 dual carriageway for Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at junction 24 near Abergele, take the first exit left off the roundabout towards Rhuddlan. At the large roundabout in Rhuddlan take the second exit and head over the bridge in front of the castle, proceed up the hill take the third exit onto Vicarage Lane where Kerfoot Avenue is on the right, No 33 can be found on the left hand side.

Council Tax Band: "D"

Energy Performance Rating Band TBC

3 Bedroom
Detached
Bungalow

33 Kerfoot Avenue
Rhuddlan
LL18 2UR
£199,950

NO CHAIN
Reference Number: RP3250
31/05/23

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

