

williams lettings



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

£950 PCM



EPC - D66 Council Tax Band - D Deposit - £950 PCM

Kerfoot Avenue, Rhuddlan

2 Bedrooms - Bungalow - Detached

Offered for rent is a spacious two bedroom detached bungalow situated in a desirable residential area in Rhuddlan. The property has Garage driveway and gardens to the front and rear of the property. To be considered for this property you must have a household income of £28,500 pa.

Accommodation

uPVC double glazed obscured door with uPVC double glazed panel adjacent opens into:

Entrance Porch

5'7" x 5'1"

With radiator and door through to:

Living Room/Dining Room

22'5" x 11'4"

Having feature coving, two radiators, Double glazed windows to the side elevation and a double glazed window to the front elevation.

Kitchen

11'6" x 9'7"

Having a range of modern wall, drawer and base units with complimentary work surfaces, stainless steel single drainer sink with mixer tap, built in electric oven and hob with chimney extractor fan over, void for fridge freezer, plumbing for washing machine and double glazed window and door to the side.

Storage cupboard with window housing the electric meter.

Bedroom 1

12'11" x 11'5"

Having radiator and double glazed window to the rear elevation.

Bedroom 2

8'11" x 9'9"

Having radiator and double glazed patio doors to the rear elevation.

Bathroom

8'5" x 5'4"

Having a modern white three piece suite comprising of a pedestal wash hand basin, push button toilet, panelled bath with shower over, fully tiled walls, radiator, vinyl flooring and double glazed windows to the side.

Inner Hallway

Having cupboard housing gas central heating boiler, loft access hatch and smoke alarm

Outside

The front of the property is approached via a long driveway offering ample parking for multiple vehicles and has a dwarf wall with borders, a well maintained low maintenance garden with mature bushes and shrubbery all bounded by low level timber fencing. To the rear elevation is a part lawned garden bounded by timber fencing and stone walling with mixed borders.

Garage

With up and over door

Directions

From our Rhuddlan office turn left onto Vicarage lane and follow the road passing the Library and then take the next left onto Kerfoot Avenue and the property can be found on the right by way of our for sale board



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

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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.

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