



jonesandredfearn.com



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£230,000

**** NO ONWARD CHAIN ****

An opportunity to acquire a spacious three bedroom detached Bungalow in the sought after village of Rhuddlan and located conveniently for Schools, Shops and village amenities along with easy access to the A55 expressway.

Briefly affording: Entrance Hall, Lounge, Inner Hall, Kitchen/Diner, three Bedrooms and Family Bathroom. The property benefits from Gas central heating and UPVC double glazing. Gardens to the front and rear. Driveway & Garage



Entrance Hall

Lounge

14'8 x 11'4 (4.47m x 3.45m)

Inner Hall

Kitchen/Diner

8'8 x 11'4 (2.64m x 3.45m)

Bedroom 1

12'2 x 12'10 (3.71m x 3.91m)

Bedroom 2

8'10 x 9'8 (2.69m x 2.95m)

Bedroom 3

8'8 x 7' (2.64m x 2.13m)

Bathroom

Exterior

There are garden areas to the front and rear. Front garden having block pavior areas, stocked borders and driveway providing off road parking and leading to the Detached Garage.

Enclosed ornamentally laid out rear garden with flagged and golden gravel areas. Timber Summer House

Concrete Sectional Detached Garage

Metal up and over door. Personnel door to the rear garden.

Directions

From Rhyl proceed via the A547 Vale Road and onto Rhuddlan Road and continue onto Rhuddlan. On reaching Rhuddlan take the 3rd turning right off the Golf Club roundabout onto Rhyl Road and take the second right onto Vicarage Lane. Continue along taking the first left into Kerfoot Avenue and Number 23 will be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 26th February 2025
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(91-91) A	
(81-91) B		(89-89) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	81	EU Directive 2002/91/EC	
England & Wales		England & Wales	