



Kerfoot Avenue, Rhuddlan – LL18 2UR

£325,000 Freehold

Spacious four-bed detached bungalow with two reception rooms, modern kitchen, family bathroom and separate shower room. Generous rear garden, driveway, garage and front lawn. Close to Rhuddlan village and local amenities – ideal for families or single-level living.

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Hallway

This hallway is bright, spacious, and warmly decorated, with soft beige carpeting, neutral walls, and wooden doors that add a natural touch. **Lounge**

14' 1" x 10' 11" (4.29m x 3.33m)

Spacious and full of natural light with French doors opening onto the rear garden. A great main living area with room for a full suite of furniture – ideal for relaxing or entertaining.

Lounge / Diner

19' 3" x 11' 1" (5.87m x 3.38m)

This spacious open-plan room effortlessly combines a lounge, dining and hosting area. With French doors leading to the garden and plenty of natural light, it's a welcoming space that adapts to your lifestyle.

Snug

9' 6" x 8' 1" (2.90m x 2.46m)

A cosy additional room, currently used as a snug. Offers flexibility as a reading room, TV space or home office.

Kitchen

9' 6" x 12' 6" (2.90m x 3.81m)

Modern and well laid out with a range of wood-effect wall and base units, integrated oven, hob and extractor. Plenty of worktop space for everyday cooking and entertaining.

Bathroom

5' 3" x 6' 4" (1.60m x 1.93m)

Fully tiled with a white suite including bath, WC and basin. Clean, modern and ideal for family use.



Main Bedroom

9' 7" x 10' 7" (2.92m x 3.23m)

A spacious double bedroom featuring mirrored fitted wardrobes, providing plenty of storage. Neutrally decorated and ideal as a peaceful main bedroom.



En Suite

3' 10" x 2' 8" (1.17m x 0.81m)

Accessed from the main bedroom, this modern shower room includes a walk-in shower, WC and basin – perfect for added privacy and convenience.

Bedroom Two

7' 9" x 10' 0" (2.36m x 3.05m)

Another generous double bedroom, beautifully presented and ideal for a teenager or as a private retreat. With plenty of space for a bed and storage, it offers comfort and versatility for growing needs.

Bedroom Three

8' 11" x 8' 8" (2.72m x 2.64m)

Good-size double with flexible use – great as a third bedroom, dressing room or office space.

Bedroom Four

6' 11" x 9' 5" (2.11m x 2.87m)

A well proportioned single bedroom that offers great flexibility ideal as a child's room, nursery, compact study, or even a guest room when needed.



Approx Gross Internal Area
123 sq m / 1328 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The rear garden is generously sized, featuring a well-maintained lawn ideal for outdoor play or relaxation, complemented by a spacious patio area perfect for entertaining or alfresco dining. At the front, the property boasts a tidy, neatly kept lawn alongside a private driveway and a convenient garage, providing both curb appeal and practical off-street parking.

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