



**JONES  
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## 42 Kerfoot Avenue, Rhyl, LL18 2UR

Occupying an enviable position on a small quiet cul-de-sac on Kerfoot Avenue in Rhuddlan, this charming detached 2 bedroom bungalow is offered for sale with no forward chain.

The bungalow boasts beautiful, well-stocked private gardens that provide a serene outdoor environment, ideal for relaxation or entertaining guests. The gardens are a true highlight, offering a vibrant array of plants and flowers that enhance the overall appeal of the home.

The accommodation within comprises of Entrance Hall, Living Room and Dining Room, Kitchen, rear Utility Area, 2 Double Bedrooms and Bathroom and whilst being well maintained throughout, would benefit from some cosmetic updating.

### MAIN FEATURES

- Detached 2 Bedroom Bungalow
- Beautiful Landscaped Gardens
- In need of cosmetic updating
- Double glazing
- Convenient Location
- Well Maintained
- Gas fired central heating
- No forward chain

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One of the key advantages of this property is its prime location. It is within walking distance of all local amenities, ensuring that shops, cafes, and essential services are easily accessible. This makes it an excellent choice for those who appreciate the convenience of having everything they need close at hand.

## LOCATION

The property occupies a peaceful yet convenient position within the popular and pretty village of Rhuddlan which provides a comprehensive range of shopping, leisure and educational facilities, all within easy walking distance. There is an excellent golf course nearby, reliable and regular public transport and the village is easily accessible for the North Wales Coast and the A55 Expressway with access at St. Asaph.

## THE ACCOMMODATION

A covered entrance porch gives access to the entrance hall with useful storage cupboard.

## LIVING ROOM

16'7" x 10'11" (5.07 x 3.34)

Centrally situated fireplace housing an electric fire, double glazed window to front elevation, coved ceiling. Opening through to:-

## DINING AREA

9'7" x 8'11" (2.93 x 2.73)

Patio doors giving access to rear porch/utility area, coved ceiling.

## KITCHEN

10'1" x 8'4" (3.09 x 2.56)

Base and wall storage cupboards and drawers, ample working surfaces, inset stainless steel sink unit, void and plumbing for washing machine, void for cooker with extractor hood over, laminate flooring, double glazed window to side elevation.

## REAR PORCH AND UTILITY AREA

With patio doors giving access to gardens.

## BEDROOM 1

14'7" x 10'4" (4.45 x 3.17)

Dual aspect with double glazed windows to side and rear. range of built-in mirrored wardrobes.

## BEDROOM 2

12'3" x 8'9" (3.75 x 2.68)

Double glazed window to rear, range of built-in wardrobes and cupboards.

## BATHROOM

9'4" x 5'5" (2.87 x 1.66)

Panelled bath with shower over, pedestal wash hand basin, low flush wc, built-in cupboard, double glazed window to side elevation.

## GARDENS & GARAGE

Beautifully stocked gardens to both front and rear, the front being open plan and providing tarmac driveway, single garage with up and over door, and well-stocked flower borders. To the rear, the gardens are enclosed and private and provide lawns, established borders and timber summer house all enclosed within timber fencing.

## SERVICES

All mains services are connected. Gas fired central heating.

## COUNCIL TAX BAND D

## IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all





such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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