



**65 Grosvenor Avenue, Rhyl,
Denbighshire, LL18 4HD**

£149,500

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EPC - F36 Council Tax Band - C Tenure - Freehold

Grosvenor Avenue, Rhyl

2 Bedrooms - Bungalow - Detached

Extended detached-bungalow having no onward chain, the accommodation affords the entrance porch, hallway, kitchen, shower room, rear lounge and two bedrooms. Having double glazing, gas central heating, driveway, rear store and good size sunny aspect lawned garden. This bungalow will require modernising and is located close to all local amenities EPC is F 36. Freehold. Council tax ban C.



Accommodation

Double glazed front door giving access into the porch

Entrance Porch

With glazed door leading into the hallway

Hallway

With loft access, night storage heater, built in storage cupboard and doors off:

Lounge

18'10" x 9'5"

Having a night storage heater and double glazed French door that provide access to the rear enclosed garden.

Kitchen

8'6" x 8'5"

Fitted with wall, base and drawer units, worktop surfaces, bowl and a half single drainer sink with mixer tap, electric hob, wall tiles, vinyl flooring, double glazed window and double glazed side door.

Bedroom 1

17'5" x 8'0"

Having a night storage heater, built in mirrored wardrobes plus double glazed rear window.

Bedroom 2

12'0" x 11'5"

Having tongue and grooved wall cladding with matching ceiling and double glazed bay window to the front.

Shower Room

7'3" x 5'5"

Comprising of a vanity wash hand basin, toilet, shower, wall tiles, vinyl flooring and double glazed side window.

Outside

The front offers a driveway with side gates that lead to the rear store.

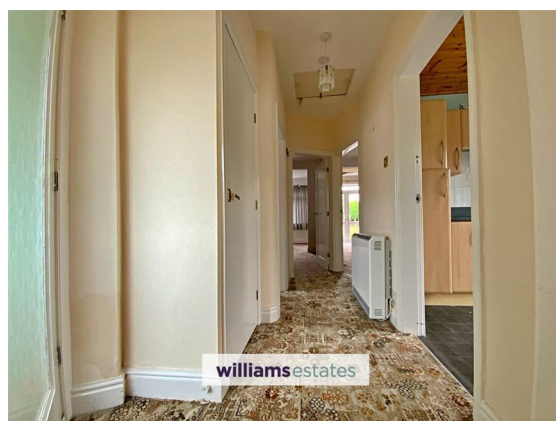
Side access to the rear garden that offers a paved patio, lawn and is fully enclosed.

Directions

From the Rhyl Office proceed up Bodfor Street, go right onto Wellington Road and continue onto Russell Road



bearing right onto Bath Street, turn left onto Brighton Road and follow the road around onto Grange Road, proceed along onto Dyserth Road and turn right onto Grosvenor Avenue.





Floor Plan

Floor area 64.6 sq.m. (695 sq.ft.) approx

Total floor area 64.6 sq.m. (695 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.