

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

**£175,000**

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**EPC - D61    Council Tax Band - C    Tenure - Freehold**

# Grosvenor Avenue, Rhyl

## 3 Bedrooms - Bungalow - Detached

Detached bungalow, located close to all local amenities and with no chain. The accommodation briefly affords the entrance hallway, rear lounge with space to dine, modern kitchen, bathroom plus three bedrooms. Having double glazing, gas central heating, off road parking, garage/Store, lawned front garden & enclosed rear garden. With easy access to the town centre, shops, schooling at all levels and leisure facilities. EPC rating is D 61. Freehold. Council Tax Band C



### Accommodation

Double glazed front door in to the hallway.

### Hallway

With picture rail & radiator.

### Lounge/Diner

18'2" x 11'0" (5.54 x 3.35)

With radiator, TV point, double glazed window to the rear and double glazed patio doors to the rear garden.

### Kitchen

8'5" x 8'5" (2.57 x 2.57)

A range of modern base, wall and drawer units, built in oven, gas hob, stainless steel single drainer sink, mixer tap, complementary worktop surfaces, plumbing for a washing machine, void for fridge freezer, concealed central heating boiler, tiled flooring, double glazed window to the side of the property and double glazed door with access to the side.



### Bedroom One

12'4" x 11'5" (3.76 x 3.48)

With radiator and double glazed window to the front.

### Bedroom Two

8'11" x 8'4" (2.72 x 2.54 (2.71 x 2.53))

With radiator and double glazed side window.

### Bedroom Three

10'5" x 5'10" (3.18 x 1.78)

With radiator and double glazed window to the side of the property.



### Bathroom

7'3" x 5'5" (2.21 x 1.65)

Having a white suite comprising pedestal wash hand basin, push button toilet, panelled bath with shower over, wall tiling, heated towel rail, extractor fan, vinyl flooring and double glazed window to the side.

### Front Garden

The front offers off road parking with a small lawned area, timber gate giving access to the rear garden.

### Garage / Store

17'6" x 8'1" (5.33 x 2.46)

Single garage with double doors, side window and power.

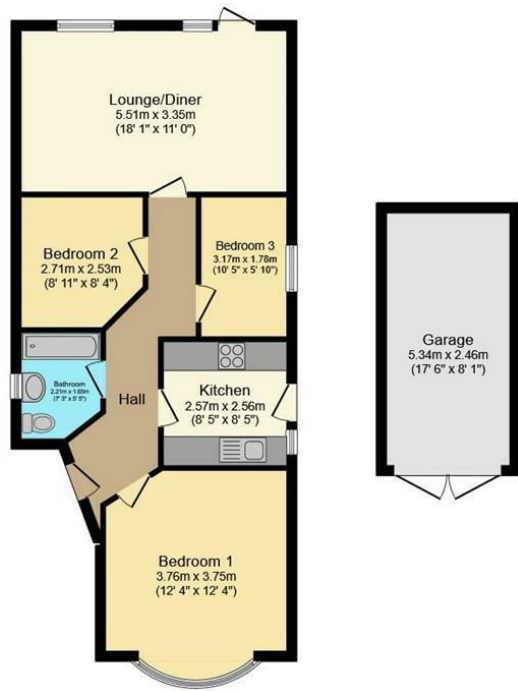
### Rear Garden

Fully enclosed rear garden with lawned area, paved patio, raised borders and separate store behind the garage.

### 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. The property can be found on the left hand side.





**Floor Plan**

Floor area 65.2 sq.m. (702 sq.ft.) approx

**Garage**

Floor area 13.4 sq.m. (144 sq.ft.) approx

Total floor area 78.6 sq.m. (846 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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