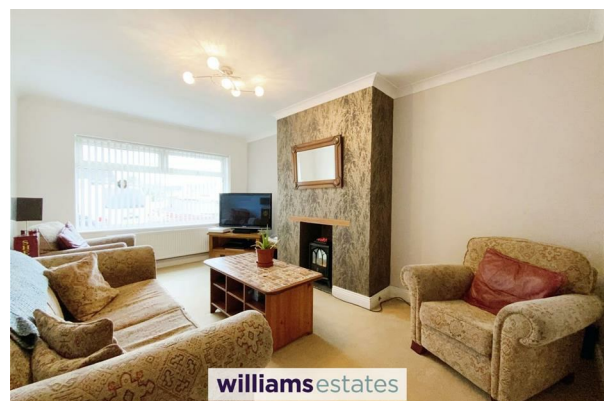


williams estates



**26 Golden Grove, Rhyl, Denbighshire,
LL18 2RS**

£192,000



EPC - null Council Tax Band - C Tenure - Freehold

Golden Grove, Rhyl

3 Bedrooms - Bungalow - Semi Detached

A three bedroom semi detached dormer bungalow, situated in a sought after location close to all local amenities. The property briefly comprises a spacious and impressive entrance hallway, cozy lounge, kitchen diner, ground floor bathroom and ground floor bedroom, while upstairs offers two further bedrooms and bathroom with a four piece suite. Outside benefits driveway parking, garage and gardens as well as having a rear store/summer house. EPC rating 63D. Freehold. Council Tax Band C.

Accommodation

Via a double glazed door into the spacious hallway.

Impressive & Spacious Hallway

22'3" x 8'8"

With double glazed windows, radiators, feature turned staircase to the upper floor, tiled flooring and under stairs storage cupboard.

Lounge

15'11" x 10'4"

Having coved ceiling, radiator, TV point and double glazed picture window to the front.

Kitchen/Diner

17'1" x 8'8"

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, bowl and a half single drainer sink with mixer tap, built in oven and four ring gas hob with extractor fan over, plumbing for washing machine, cupboard housing the boiler, space for tall standing fridge freezer, radiator, vinyl flooring, double glazed windows to the rear and side and double glazed door to the rear garden.

Bedroom 1

13'7" x 10'5"

Ground floor room, having radiator and double glazed window to the rear.

Ground floor bathroom

6'2" x 5'5"

Comprising of a panelled bath with shower over, pedestal wash hand basin, toilet, heated towel rail & radiator, tiled floor and double glazed window.

Stairs to landing

Landing

With double glazed window to the side.

Bedroom 2

11'3" x 8'8"

With eaves storage, radiator and double glazed window to the front.

Bedroom 3

11'4" x 8'7"

With eaves storage, radiator and double glazed window to the rear.

Bathroom

9'0" x 7'10"

Comprising of a panelled bath, pedestal wash hand basin, toilet, shower enclosure, tiled walls, radiator and double glazed window.

Outside

The front offers ample parking for several vehicles on the gravelled driveway. A timber gate gives access to the rear garden.

The rear garden is paved for ease of maintenance, with raised borders and a purpose built summer house / store room.

Summer House

13'9" x 11'11"

With mains power, lighting and bi-folding doors.

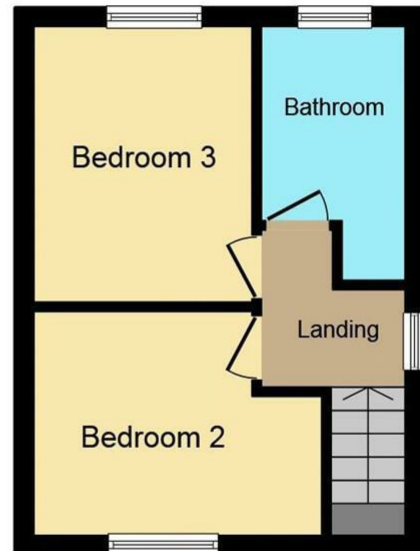
Directions

Proceed onto Vale Road which in turn leads onto Rhuddlan Road. At the roundabout turn right into Ffordd Derwen and follow this road passing the School on your left. Turn right then left into Golden Grove.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

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